

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

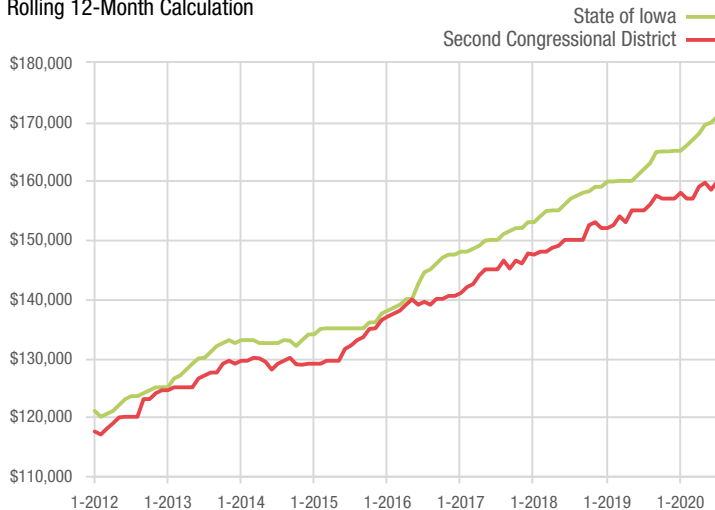
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1,291	1,149	- 11.0%	8,008	7,108	- 11.2%
Pending Sales	914	1,042	+ 14.0%	5,562	5,827	+ 4.8%
Closed Sales	918	1,041	+ 13.4%	4,985	4,962	- 0.5%
Days on Market Until Sale	55	61	+ 10.9%	65	67	+ 3.1%
Median Sales Price*	\$164,900	\$178,500	+ 8.2%	\$160,000	\$164,900	+ 3.1%
Average Sales Price*	\$199,374	\$213,700	+ 7.2%	\$194,849	\$199,722	+ 2.5%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	96.5%	96.6%	+ 0.1%
Inventory of Homes for Sale	3,238	2,367	- 26.9%	—	—	—
Months Supply of Inventory	4.4	3.0	- 31.8%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	163	150	- 8.0%	1,214	1,304	+ 7.4%
Pending Sales	129	157	+ 21.7%	825	906	+ 9.8%
Closed Sales	171	200	+ 17.0%	764	802	+ 5.0%
Days on Market Until Sale	62	76	+ 22.6%	69	66	- 4.3%
Median Sales Price*	\$189,900	\$190,000	+ 0.1%	\$181,750	\$194,950	+ 7.3%
Average Sales Price*	\$189,738	\$196,829	+ 3.7%	\$191,453	\$201,914	+ 5.5%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	439	468	+ 6.6%	—	—	—
Months Supply of Inventory	4.3	4.2	- 2.3%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

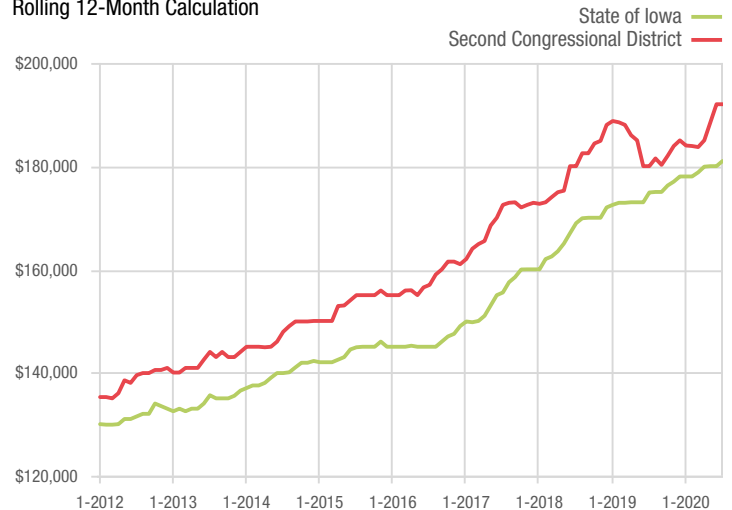
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.