

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

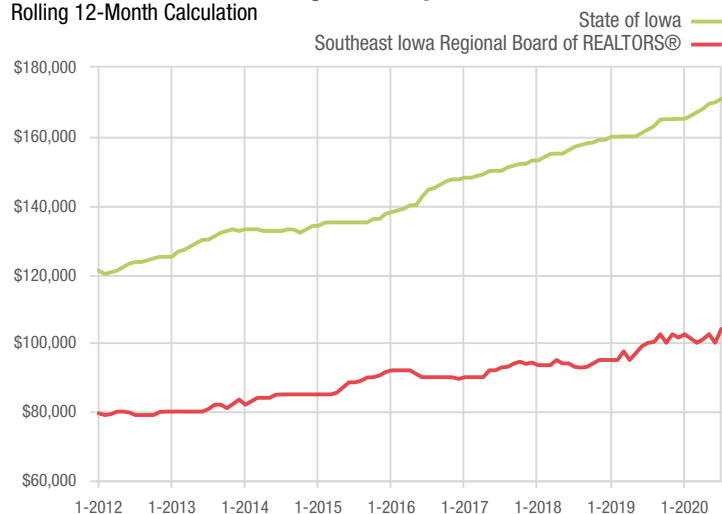
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	331	290	- 12.4%	1,950	1,701	- 12.8%
Pending Sales	204	240	+ 17.6%	1,246	1,402	+ 12.5%
Closed Sales	216	255	+ 18.1%	1,177	1,232	+ 4.7%
Days on Market Until Sale	92	76	- 17.4%	97	92	- 5.2%
Median Sales Price*	\$104,000	\$119,000	+ 14.4%	\$103,000	\$105,000	+ 1.9%
Average Sales Price*	\$122,163	\$133,797	+ 9.5%	\$119,098	\$122,400	+ 2.8%
Percent of List Price Received*	94.8%	95.3%	+ 0.5%	93.9%	94.1%	+ 0.2%
Inventory of Homes for Sale	1,133	769	- 32.1%	—	—	—
Months Supply of Inventory	6.3	3.9	- 38.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	8	+ 300.0%	3	20	+ 566.7%
Pending Sales	1	3	+ 200.0%	1	11	+ 1,000.0%
Closed Sales	0	5	—	0	9	—
Days on Market Until Sale	—	74	—	—	81	—
Median Sales Price*	—	\$126,500	—	—	\$126,500	—
Average Sales Price*	—	\$120,400	—	—	\$142,989	—
Percent of List Price Received*	—	96.5%	—	—	97.2%	—
Inventory of Homes for Sale	2	11	+ 450.0%	—	—	—
Months Supply of Inventory	2.0	5.0	+ 150.0%	—	—	—

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

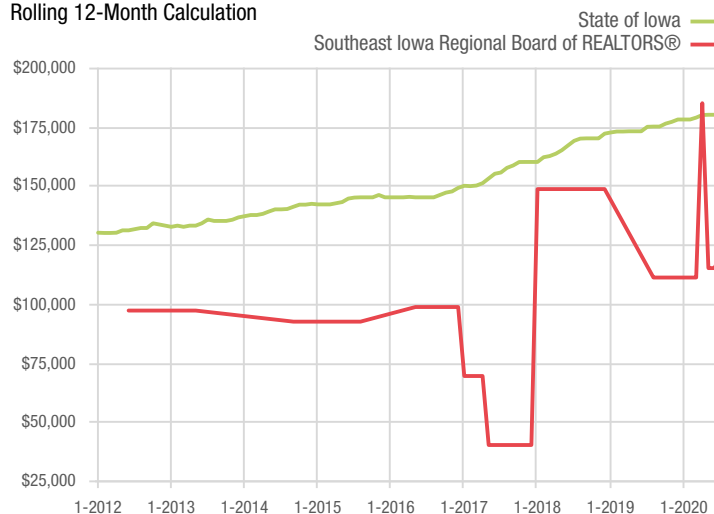
### Median Sales Price - Single-Family Detached

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.

Current as of August 15, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.