

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

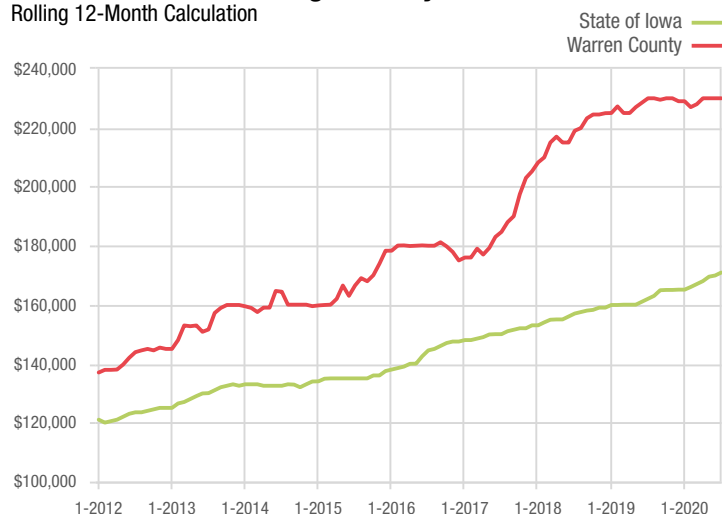
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	100	109	+ 9.0%	622	641	+ 3.1%
Pending Sales	86	110	+ 27.9%	461	510	+ 10.6%
Closed Sales	77	106	+ 37.7%	446	488	+ 9.4%
Days on Market Until Sale	63	46	- 27.0%	70	61	- 12.9%
Median Sales Price*	\$244,500	\$248,500	+ 1.6%	\$230,000	\$232,250	+ 1.0%
Average Sales Price*	\$261,623	\$263,871	+ 0.9%	\$255,074	\$257,142	+ 0.8%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	333	287	- 13.8%	—	—	—
Months Supply of Inventory	5.3	4.0	- 24.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	26	+ 225.0%	90	122	+ 35.6%
Pending Sales	6	24	+ 300.0%	76	87	+ 14.5%
Closed Sales	9	18	+ 100.0%	80	83	+ 3.8%
Days on Market Until Sale	205	123	- 40.0%	184	126	- 31.5%
Median Sales Price*	\$203,000	\$187,400	- 7.7%	\$185,000	\$194,900	+ 5.4%
Average Sales Price*	\$203,787	\$192,469	- 5.6%	\$196,921	\$212,184	+ 7.8%
Percent of List Price Received*	101.2%	99.9%	- 1.3%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	74	73	- 1.4%	—	—	—
Months Supply of Inventory	7.6	7.0	- 7.9%	—	—	—

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

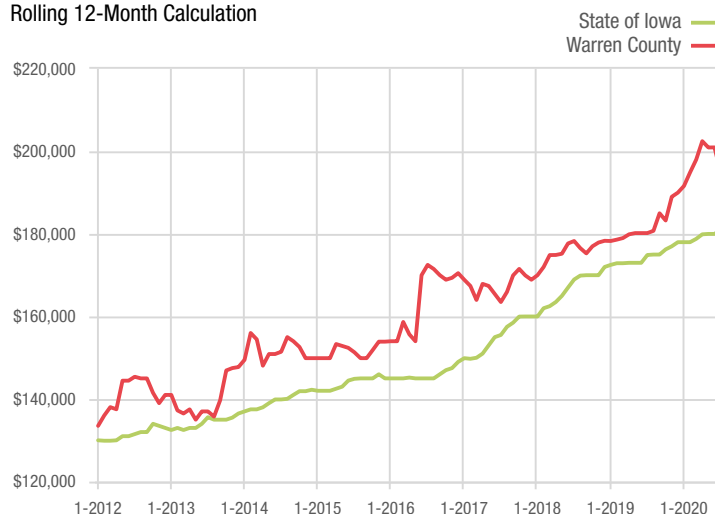
Median Sales Price - Single-Family Detached

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.