

Local Market Update – August 2020

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

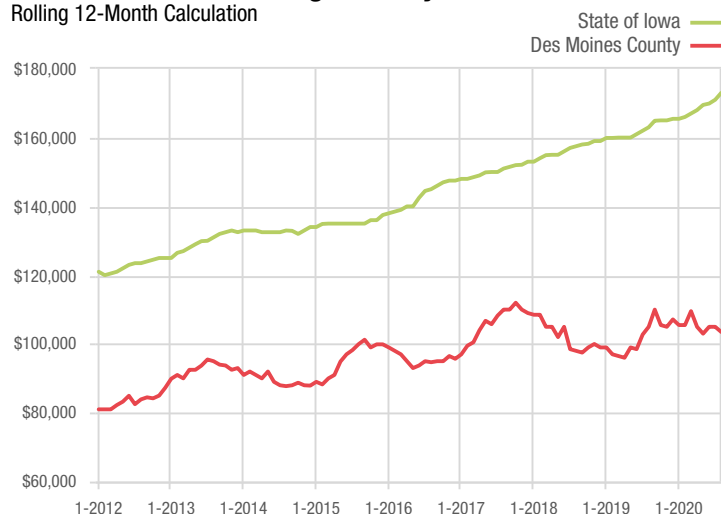
Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	78	67	- 14.1%	541	530	- 2.0%
Pending Sales	55	54	- 1.8%	340	382	+ 12.4%
Closed Sales	56	59	+ 5.4%	342	347	+ 1.5%
Days on Market Until Sale	117	90	- 23.1%	112	95	- 15.2%
Median Sales Price*	\$129,200	\$104,900	- 18.8%	\$110,000	\$102,500	- 6.8%
Average Sales Price*	\$161,669	\$118,803	- 26.5%	\$131,554	\$122,417	- 6.9%
Percent of List Price Received*	94.5%	95.2%	+ 0.7%	93.8%	94.5%	+ 0.7%
Inventory of Homes for Sale	275	231	- 16.0%	—	—	—
Months Supply of Inventory	6.6	5.2	- 21.2%	—	—	—

Townhouse-Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	2	—	1	10	+ 900.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	364	—	1	202	+ 20,100.0%
Median Sales Price*	—	\$253,000	—	\$495,389	\$253,000	- 48.9%
Average Sales Price*	—	\$253,000	—	\$495,389	\$244,333	- 50.7%
Percent of List Price Received*	—	93.7%	—	99.9%	95.6%	- 4.3%
Inventory of Homes for Sale	1	7	+ 600.0%	—	—	—
Months Supply of Inventory	1.0	7.0	+ 600.0%	—	—	—

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

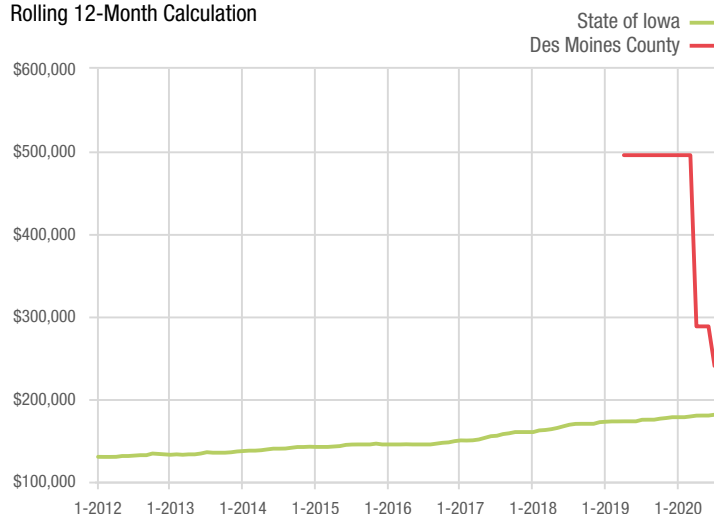
Median Sales Price - Single-Family Detached

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.