

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

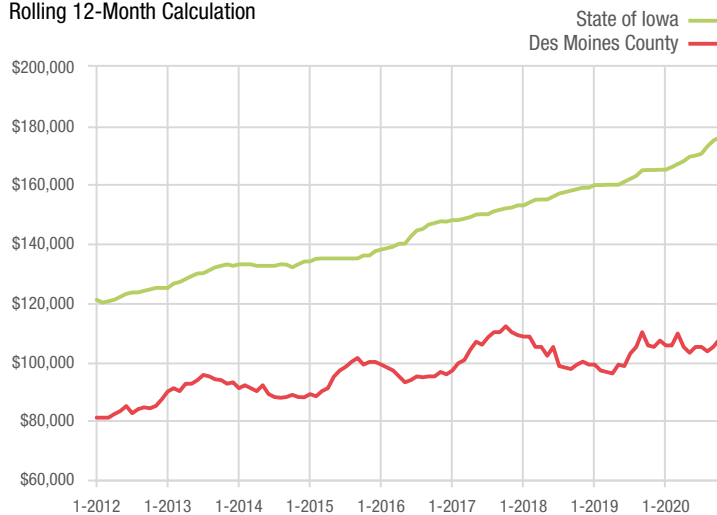
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	55	71	+ 29.1%	677	657	- 3.0%
Pending Sales	49	46	- 6.1%	425	479	+ 12.7%
Closed Sales	48	53	+ 10.4%	426	445	+ 4.5%
Days on Market Until Sale	122	84	- 31.1%	113	94	- 16.8%
Median Sales Price*	\$100,000	\$115,000	+ 15.0%	\$110,000	\$110,000	0.0%
Average Sales Price*	\$140,573	\$139,770	- 0.6%	\$134,054	\$130,836	- 2.4%
Percent of List Price Received*	94.4%	94.3%	- 0.1%	93.9%	94.6%	+ 0.7%
Inventory of Homes for Sale	288	214	- 25.7%	—	—	—
Months Supply of Inventory	7.0	4.7	- 32.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	3	11	+ 266.7%
Pending Sales	0	0	0.0%	1	4	+ 300.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	1	165	+ 16,400.0%
Median Sales Price*	—	—	—	\$495,389	\$222,500	- 55.1%
Average Sales Price*	—	—	—	\$495,389	\$226,875	- 54.2%
Percent of List Price Received*	—	—	—	99.9%	96.7%	- 3.2%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	3.0	6.0	+ 100.0%	—	—	—

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

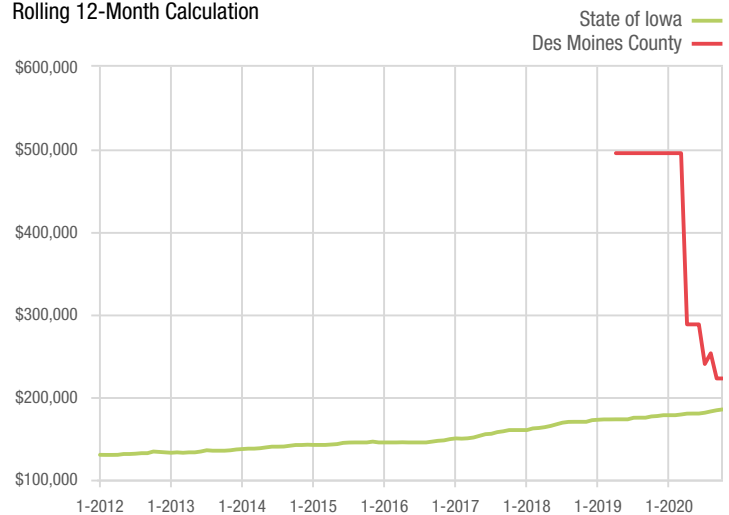
Median Sales Price - Single-Family Detached

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.