

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

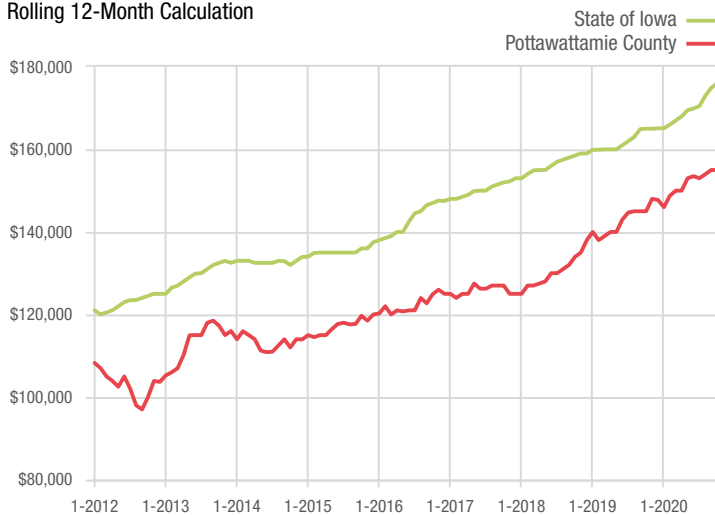
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	138	141	+ 2.2%	1,293	1,375	+ 6.3%
Pending Sales	104	93	- 10.6%	1,036	1,164	+ 12.4%
Closed Sales	117	123	+ 5.1%	1,014	1,085	+ 7.0%
Days on Market Until Sale	27	15	- 44.4%	30	23	- 23.3%
Median Sales Price*	\$145,000	\$152,500	+ 5.2%	\$146,500	\$156,900	+ 7.1%
Average Sales Price*	\$171,716	\$188,962	+ 10.0%	\$178,778	\$189,920	+ 6.2%
Percent of List Price Received*	98.2%	99.5%	+ 1.3%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	186	164	- 11.8%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	6	8	+ 33.3%	76	69	- 9.2%
Pending Sales	7	4	- 42.9%	59	62	+ 5.1%
Closed Sales	6	6	0.0%	51	57	+ 11.8%
Days on Market Until Sale	20	33	+ 65.0%	31	44	+ 41.9%
Median Sales Price*	\$173,750	\$219,500	+ 26.3%	\$205,000	\$236,500	+ 15.4%
Average Sales Price*	\$166,333	\$224,623	+ 35.0%	\$203,392	\$222,144	+ 9.2%
Percent of List Price Received*	100.1%	99.5%	- 0.6%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	12	12	0.0%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

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

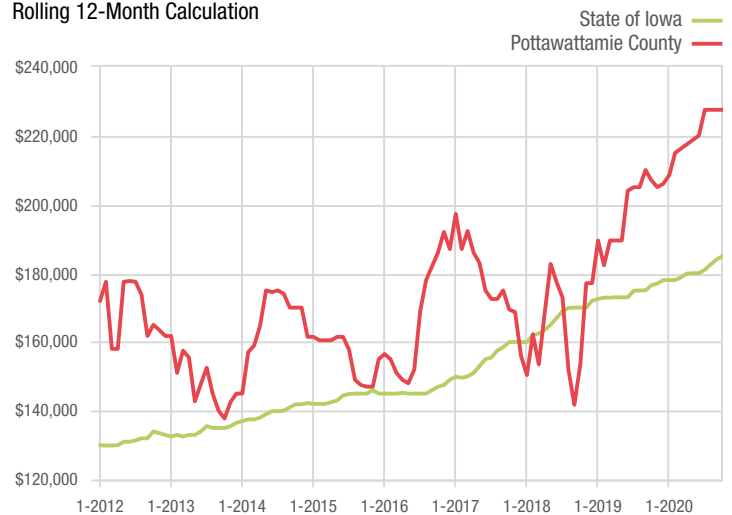
Median Sales Price - Single-Family Detached

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.