

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

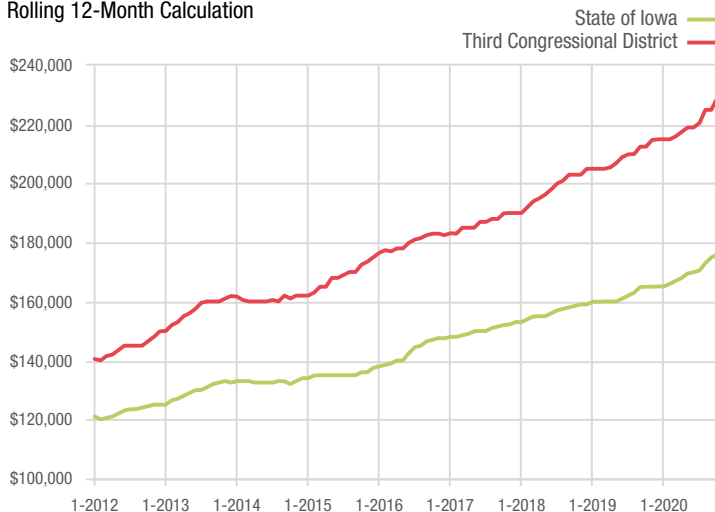
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1,373	1,493	+ 8.7%	14,099	14,303	+ 1.4%
Pending Sales	1,028	1,294	+ 25.9%	10,544	12,090	+ 14.7%
Closed Sales	1,075	1,299	+ 20.8%	10,446	11,704	+ 12.0%
Days on Market Until Sale	52	38	- 26.9%	59	52	- 11.9%
Median Sales Price*	\$195,700	\$240,000	+ 22.6%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$224,812	\$262,775	+ 16.9%	\$234,430	\$249,934	+ 6.6%
Percent of List Price Received*	98.0%	99.0%	+ 1.0%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	4,557	3,770	- 17.3%	—	—	—
Months Supply of Inventory	4.4	3.2	- 27.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	219	236	+ 7.8%	2,355	2,707	+ 14.9%
Pending Sales	201	267	+ 32.8%	1,797	2,103	+ 17.0%
Closed Sales	189	264	+ 39.7%	1,748	2,028	+ 16.0%
Days on Market Until Sale	61	58	- 4.9%	68	63	- 7.4%
Median Sales Price*	\$178,500	\$193,000	+ 8.1%	\$176,950	\$184,900	+ 4.5%
Average Sales Price*	\$201,649	\$209,334	+ 3.8%	\$194,176	\$200,499	+ 3.3%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	859	907	+ 5.6%	—	—	—
Months Supply of Inventory	5.0	4.5	- 10.0%	—	—	—

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

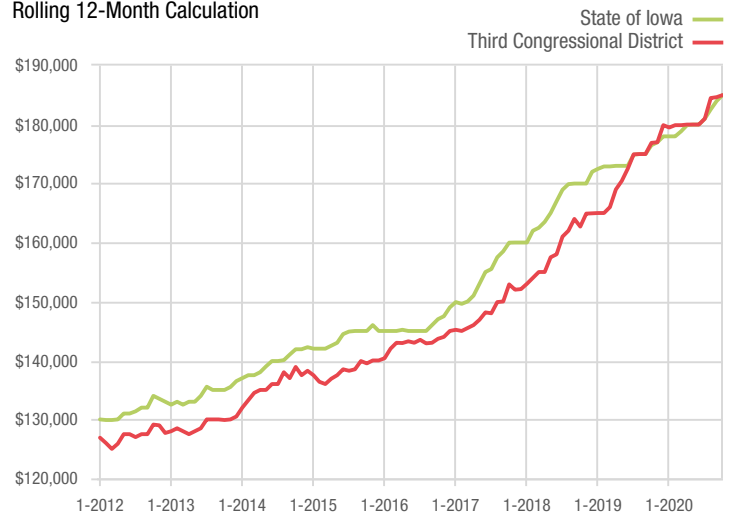
Median Sales Price - Single-Family Detached

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 November 20, 2020. All data from the multiple listing services in the state of Iowa. | Report © 2020 ShowingTime.