

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Warren County

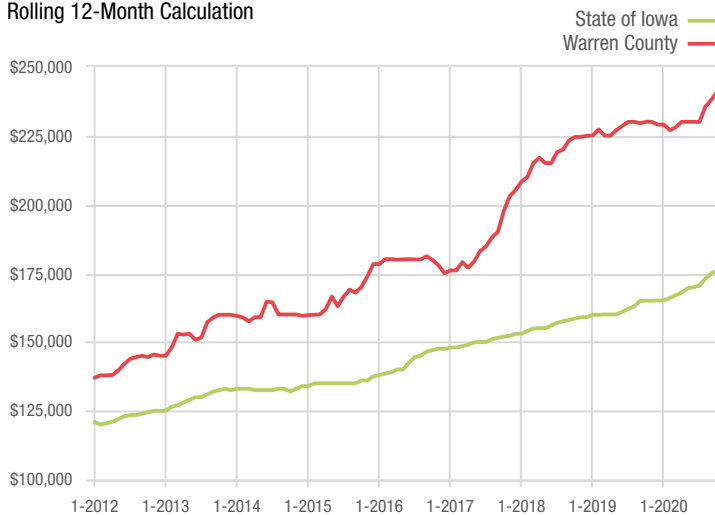
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	65	117	+ 80.0%	877	926	+ 5.6%
Pending Sales	79	80	+ 1.3%	688	763	+ 10.9%
Closed Sales	73	79	+ 8.2%	673	746	+ 10.8%
Days on Market Until Sale	65	23	- 64.6%	68	51	- 25.0%
Median Sales Price*	\$229,999	\$246,482	+ 7.2%	\$228,000	\$242,000	+ 6.1%
Average Sales Price*	\$245,125	\$285,123	+ 16.3%	\$253,200	\$266,075	+ 5.1%
Percent of List Price Received*	98.0%	99.6%	+ 1.6%	98.2%	99.0%	+ 0.8%
Inventory of Homes for Sale	315	294	- 6.7%	—	—	—
Months Supply of Inventory	4.8	4.0	- 16.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	10	13	+ 30.0%	125	168	+ 34.4%
Pending Sales	11	19	+ 72.7%	111	136	+ 22.5%
Closed Sales	12	19	+ 58.3%	109	127	+ 16.5%
Days on Market Until Sale	143	94	- 34.3%	174	119	- 31.6%
Median Sales Price*	\$167,400	\$185,000	+ 10.5%	\$185,000	\$194,900	+ 5.4%
Average Sales Price*	\$200,880	\$188,899	- 6.0%	\$195,664	\$206,564	+ 5.6%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	65	59	- 9.2%	—	—	—
Months Supply of Inventory	6.2	5.1	- 17.7%	—	—	—

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

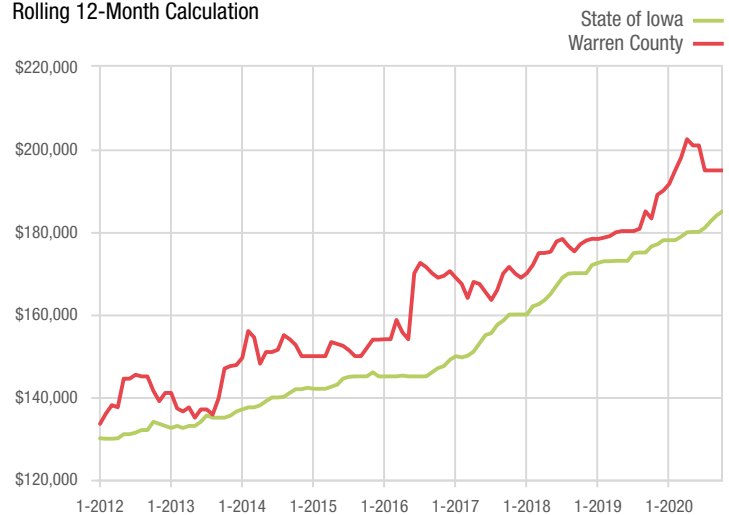
### Median Sales Price - Single-Family Detached

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.