

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines County

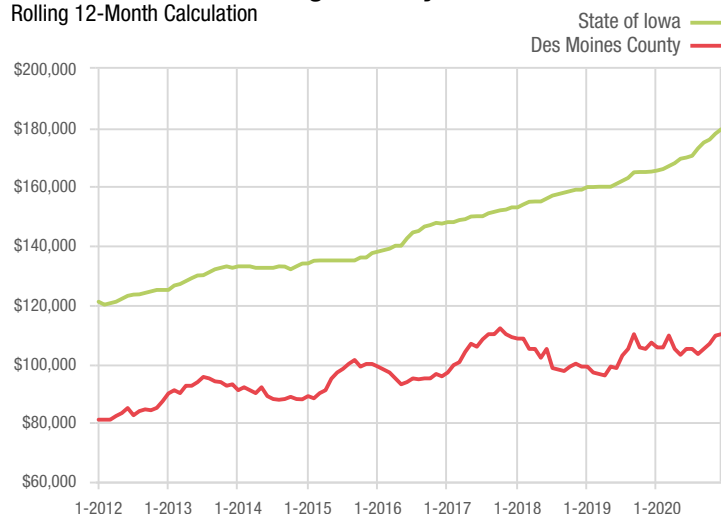
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	45	40	- 11.1%	772	748	- 3.1%
Pending Sales	25	43	+ 72.0%	490	560	+ 14.3%
Closed Sales	40	55	+ 37.5%	511	542	+ 6.1%
Days on Market Until Sale	102	89	- 12.7%	111	94	- 15.3%
Median Sales Price*	\$98,000	\$104,000	+ 6.1%	\$107,150	\$110,000	+ 2.7%
Average Sales Price*	\$111,489	\$125,717	+ 12.8%	\$131,876	\$131,777	- 0.1%
Percent of List Price Received*	93.9%	95.1%	+ 1.3%	93.9%	94.7%	+ 0.9%
Inventory of Homes for Sale	275	177	- 35.6%	—	—	—
Months Supply of Inventory	6.7	3.8	- 43.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	1	0.0%	4	14	+ 250.0%
Pending Sales	0	0	0.0%	1	6	+ 500.0%
Closed Sales	0	0	0.0%	1	5	+ 400.0%
Days on Market Until Sale	—	—	—	1	132	+ 13,100.0%
Median Sales Price*	—	—	—	\$495,389	\$200,000	- 59.6%
Average Sales Price*	—	—	—	\$495,389	\$221,500	- 55.3%
Percent of List Price Received*	—	—	—	99.9%	96.0%	- 3.9%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	4.0	7.0	+ 75.0%	—	—	—

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

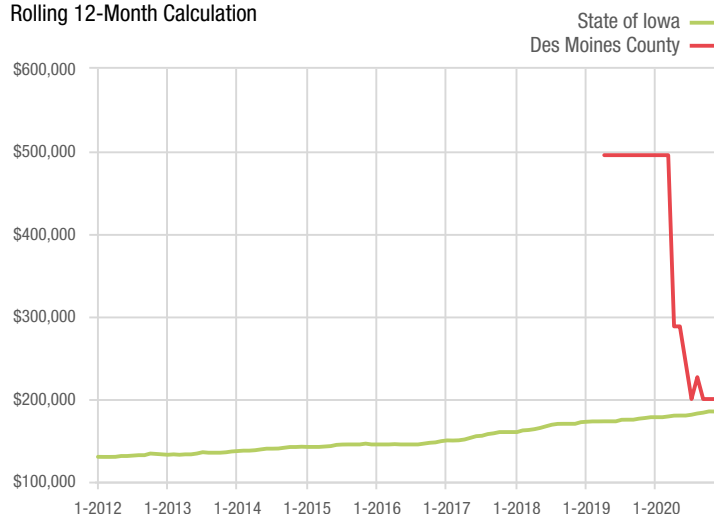
### Median Sales Price - Single-Family Detached

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.