

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

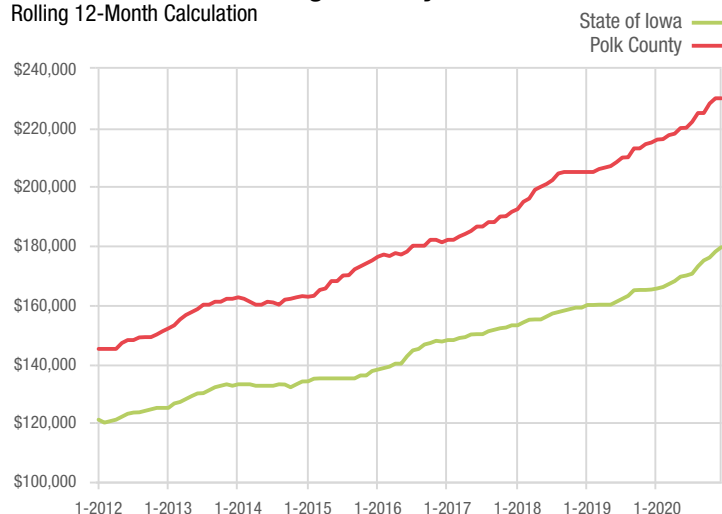
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	429	468	+ 9.1%	9,442	9,424	- 0.2%
Pending Sales	588	725	+ 23.3%	7,356	8,665	+ 17.8%
Closed Sales	556	715	+ 28.6%	7,288	8,485	+ 16.4%
Days on Market Until Sale	59	35	- 40.7%	51	44	- 13.7%
Median Sales Price*	\$224,200	\$239,250	+ 6.7%	\$215,000	\$230,000	+ 7.0%
Average Sales Price*	\$237,405	\$255,123	+ 7.5%	\$232,847	\$247,576	+ 6.3%
Percent of List Price Received*	98.2%	99.4%	+ 1.2%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	2,135	1,666	- 22.0%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	110	78	- 29.1%	1,728	1,888	+ 9.3%
Pending Sales	85	136	+ 60.0%	1,330	1,563	+ 17.5%
Closed Sales	90	121	+ 34.4%	1,306	1,523	+ 16.6%
Days on Market Until Sale	55	58	+ 5.5%	54	59	+ 9.3%
Median Sales Price*	\$178,950	\$170,000	- 5.0%	\$172,000	\$176,490	+ 2.6%
Average Sales Price*	\$201,070	\$195,188	- 2.9%	\$191,073	\$196,659	+ 2.9%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	530	476	- 10.2%	—	—	—
Months Supply of Inventory	4.8	3.7	- 22.9%	—	—	—

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

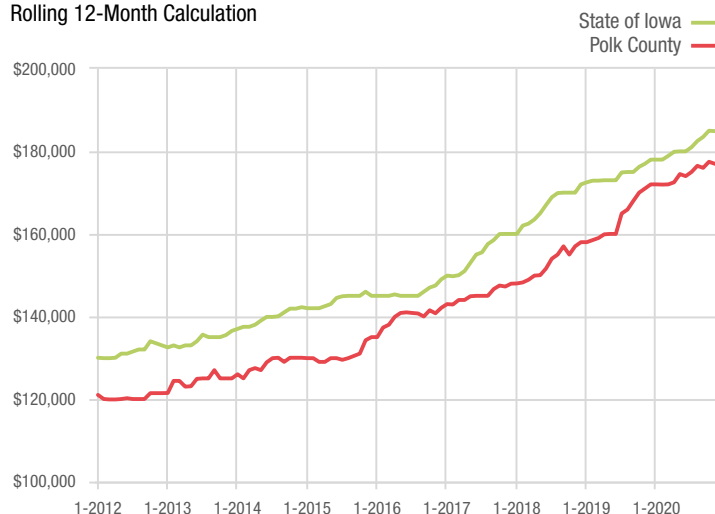
Median Sales Price - Single-Family Detached

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.