

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

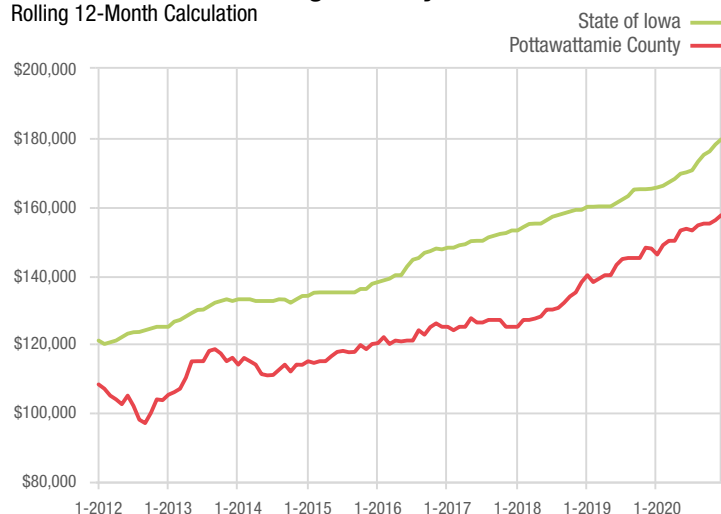
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	66	92	+ 39.4%	1,452	1,564	+ 7.7%
Pending Sales	57	58	+ 1.8%	1,176	1,363	+ 15.9%
Closed Sales	88	116	+ 31.8%	1,205	1,350	+ 12.0%
Days on Market Until Sale	31	19	- 38.7%	30	23	- 23.3%
Median Sales Price*	\$148,250	\$158,250	+ 6.7%	\$147,750	\$157,460	+ 6.6%
Average Sales Price*	\$169,495	\$210,388	+ 24.1%	\$178,494	\$191,067	+ 7.0%
Percent of List Price Received*	98.1%	99.6%	+ 1.5%	98.2%	99.3%	+ 1.1%
Inventory of Homes for Sale	148	126	- 14.9%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	2	0.0%	80	76	- 5.0%
Pending Sales	3	3	0.0%	64	74	+ 15.6%
Closed Sales	3	9	+ 200.0%	62	76	+ 22.6%
Days on Market Until Sale	2	10	+ 400.0%	29	35	+ 20.7%
Median Sales Price*	\$252,500	\$260,000	+ 3.0%	\$206,000	\$238,000	+ 15.5%
Average Sales Price*	\$228,333	\$230,094	+ 0.8%	\$207,479	\$221,597	+ 6.8%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

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

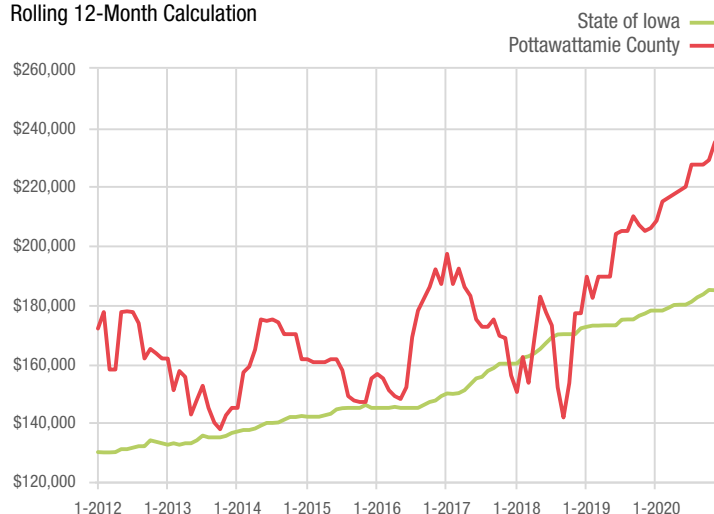
Median Sales Price - Single-Family Detached

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.