

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

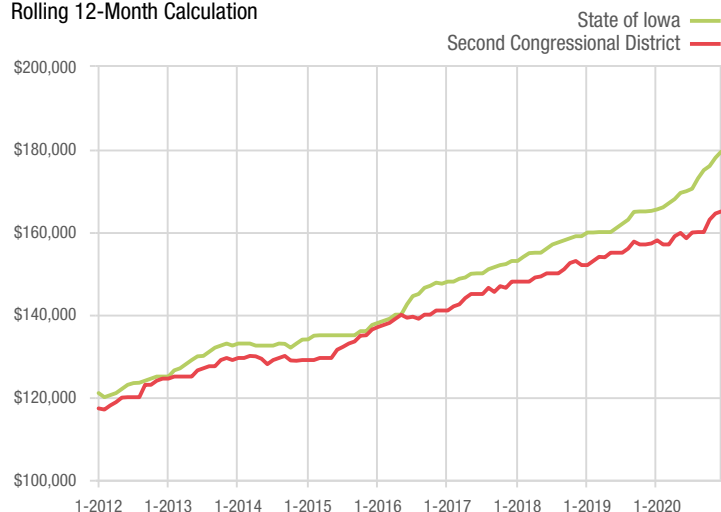
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	570	528	- 7.4%	12,670	11,481	- 9.4%
Pending Sales	510	686	+ 34.5%	9,145	9,948	+ 8.8%
Closed Sales	611	772	+ 26.4%	8,732	9,215	+ 5.5%
Days on Market Until Sale	64	53	- 17.2%	63	62	- 1.6%
Median Sales Price*	\$145,850	\$162,500	+ 11.4%	\$157,250	\$165,000	+ 4.9%
Average Sales Price*	\$174,723	\$201,360	+ 15.2%	\$191,475	\$201,317	+ 5.1%
Percent of List Price Received*	96.0%	97.0%	+ 1.0%	96.3%	96.8%	+ 0.5%
Inventory of Homes for Sale	2,795	1,588	- 43.2%	—	—	—
Months Supply of Inventory	3.7	1.9	- 48.6%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	77	73	- 5.2%	1,773	1,929	+ 8.8%
Pending Sales	77	98	+ 27.3%	1,260	1,460	+ 15.9%
Closed Sales	92	123	+ 33.7%	1,238	1,395	+ 12.7%
Days on Market Until Sale	88	76	- 13.6%	67	69	+ 3.0%
Median Sales Price*	\$201,000	\$200,000	- 0.5%	\$185,000	\$195,000	+ 5.4%
Average Sales Price*	\$211,551	\$202,110	- 4.5%	\$194,731	\$202,621	+ 4.1%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	376	379	+ 0.8%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

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

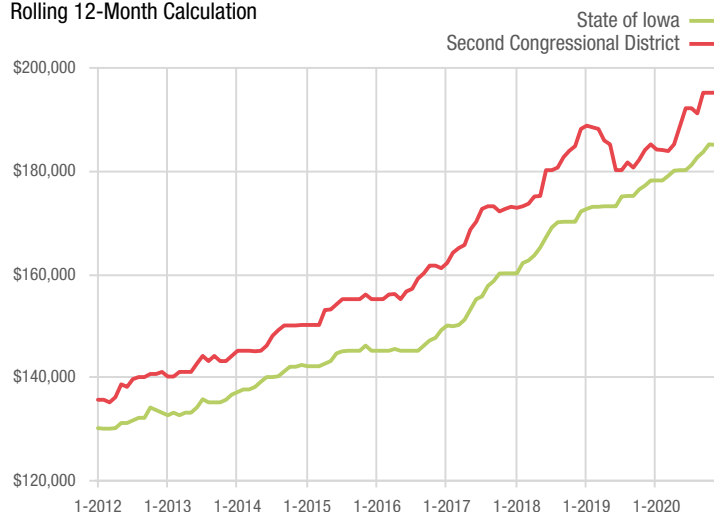
Median Sales Price - Single-Family Detached

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.