

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

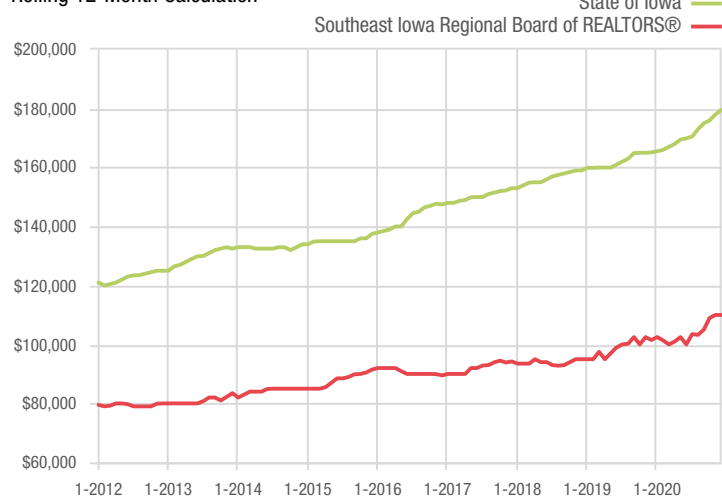
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	151	149	- 1.3%	3,209	2,847	- 11.3%
Pending Sales	128	174	+ 35.9%	2,208	2,455	+ 11.2%
Closed Sales	169	207	+ 22.5%	2,218	2,366	+ 6.7%
Days on Market Until Sale	82	70	- 14.6%	94	87	- 7.4%
Median Sales Price*	\$95,000	\$110,000	+ 15.8%	\$101,500	\$110,000	+ 8.4%
Average Sales Price*	\$110,739	\$127,300	+ 15.0%	\$120,469	\$127,016	+ 5.4%
Percent of List Price Received*	93.9%	95.1%	+ 1.3%	93.8%	94.4%	+ 0.6%
Inventory of Homes for Sale	1,004	560	- 44.2%	—	—	—
Months Supply of Inventory	5.5	2.7	- 50.9%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	1	- 50.0%	9	34	+ 277.8%
Pending Sales	0	4	—	1	24	+ 2,300.0%
Closed Sales	0	3	—	1	21	+ 2,000.0%
Days on Market Until Sale	—	167	—	1	98	+ 9,700.0%
Median Sales Price*	—	\$79,250	—	\$111,000	\$127,500	+ 14.9%
Average Sales Price*	—	\$99,083	—	\$111,000	\$140,812	+ 26.9%
Percent of List Price Received*	—	90.1%	—	97.4%	95.0%	- 2.5%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	8.0	3.0	- 62.5%	—	—	—

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

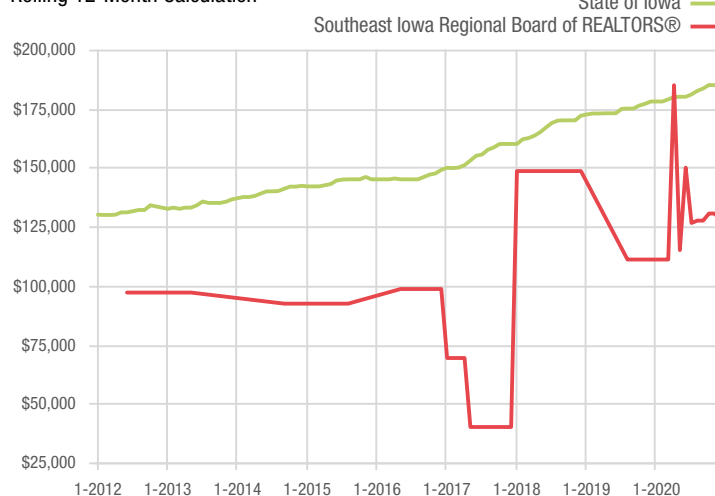
Median Sales Price - Single-Family Detached

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.

Current as of January 15, 2021. All data from the multiple listing services in the state of Iowa. | Report © 2021 ShowingTime.