

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

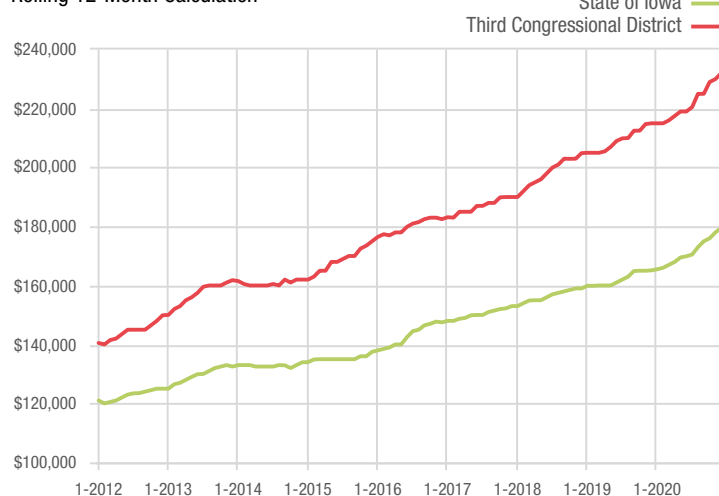
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	706	837	+ 18.6%	15,847	16,131	+ 1.8%
Pending Sales	915	1,140	+ 24.6%	12,372	14,466	+ 16.9%
Closed Sales	939	1,215	+ 29.4%	12,318	14,184	+ 15.1%
Days on Market Until Sale	64	39	- 39.1%	59	49	- 16.9%
Median Sales Price*	\$220,000	\$244,130	+ 11.0%	\$215,000	\$232,000	+ 7.9%
Average Sales Price*	\$240,581	\$261,798	+ 8.8%	\$235,008	\$251,629	+ 7.1%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	3,739	2,916	- 22.0%	—	—	—
Months Supply of Inventory	3.6	2.4	- 33.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	150	129	- 14.0%	2,710	3,048	+ 12.5%
Pending Sales	136	211	+ 55.1%	2,089	2,513	+ 20.3%
Closed Sales	146	203	+ 39.0%	2,059	2,445	+ 18.7%
Days on Market Until Sale	57	59	+ 3.5%	66	62	- 6.1%
Median Sales Price*	\$189,905	\$180,250	- 5.1%	\$179,900	\$184,900	+ 2.8%
Average Sales Price*	\$206,180	\$198,059	- 3.9%	\$195,522	\$200,322	+ 2.5%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	828	759	- 8.3%	—	—	—
Months Supply of Inventory	4.8	3.6	- 25.0%	—	—	—

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

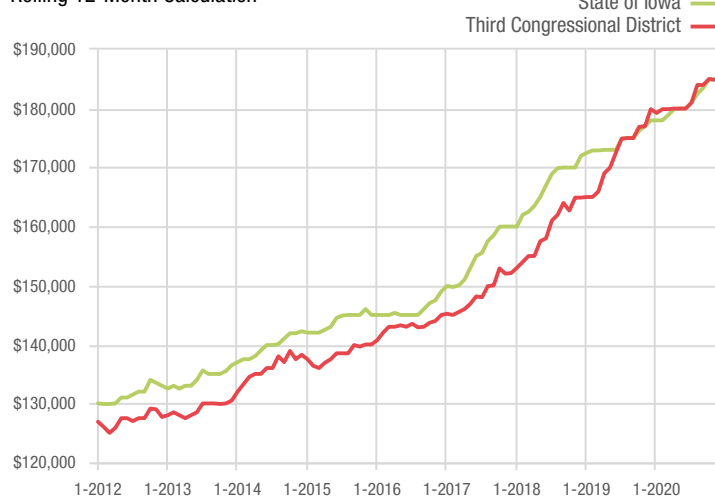
Median Sales Price - Single-Family Detached

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.

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