

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

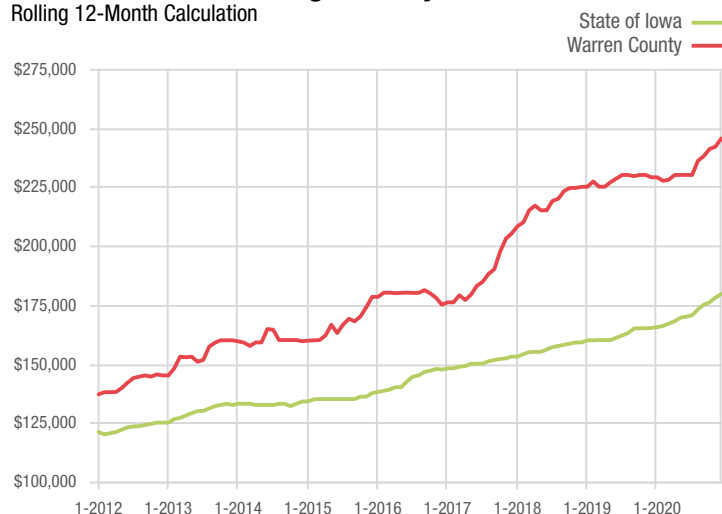
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	47	56	+ 19.1%	989	1,037	+ 4.9%
Pending Sales	67	99	+ 47.8%	810	931	+ 14.9%
Closed Sales	64	97	+ 51.6%	800	904	+ 13.0%
Days on Market Until Sale	81	40	- 50.6%	68	49	- 27.9%
Median Sales Price*	\$215,500	\$248,500	+ 15.3%	\$229,000	\$245,441	+ 7.2%
Average Sales Price*	\$257,269	\$278,307	+ 8.2%	\$253,933	\$267,964	+ 5.5%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	266	220	- 17.3%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	8	2	- 75.0%	142	177	+ 24.6%
Pending Sales	3	14	+ 366.7%	115	160	+ 39.1%
Closed Sales	5	16	+ 220.0%	117	154	+ 31.6%
Days on Market Until Sale	156	99	- 36.5%	169	118	- 30.2%
Median Sales Price*	\$291,095	\$175,950	- 39.6%	\$190,000	\$194,900	+ 2.6%
Average Sales Price*	\$282,538	\$183,093	- 35.2%	\$199,318	\$205,981	+ 3.3%
Percent of List Price Received*	102.2%	99.5%	- 2.6%	99.8%	99.3%	- 0.5%
Inventory of Homes for Sale	72	39	- 45.8%	—	—	—
Months Supply of Inventory	7.5	2.9	- 61.3%	—	—	—

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

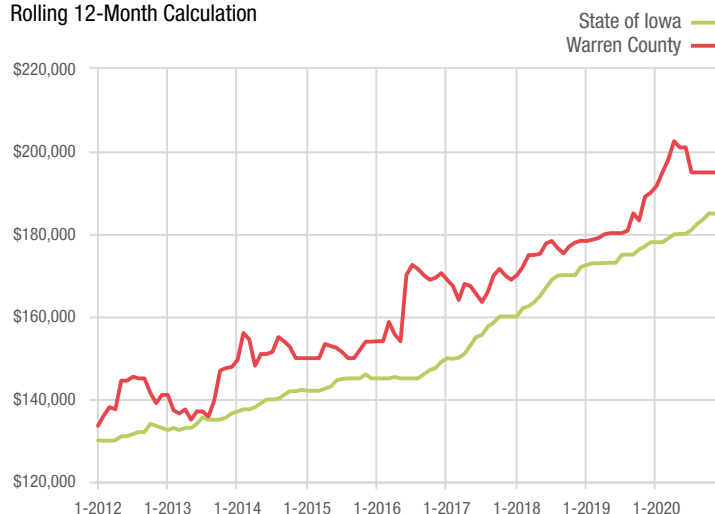
Median Sales Price - Single-Family Detached

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.