

**Des Moines Area Association of Realtors®
Current Des Moines-Area Real Estate Market Statistics – Residential
Updated through September 2009**

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Avg. Sale Price	Avg Days on Market	Active Listings
Oct. 2009	757	865	\$156,813	90	5,409
Sept. 2009	893	881	\$153,919	90	5,538
Oct. 2008	536	623	\$162,947	99	5,930

*Primary area served by DMAAR includes Dallas, Polk, and Warren Counties

Analysis of current Des Moines-area market statistics:

- Extends the First-Time Home Buyer Tax Credit of up to \$8,000 to first-time home buyers until April 30, 2010.
- Expands the credit to grant up to \$6,500 credit to current home owners purchasing a new or existing home between November 7, 2009 and April 30, 2010.
- 90 Average Days on the Market is the lowest number of days for this year. Record low mortgage interest rates.
- Sellers are getting the message that condition and price are the key components for a sale
- There is still a good supply of inventory even with the increased buyer's activity in the market place.

Every market is different contact your local REALTOR today!

“Realtors® appreciate the swift action by Congress to extend the home buyer tax credit and expand it to some current homeowners,” said NAR President Charles McMillan. “As the leading advocate of housing and real estate issues, we urge President Obama to sign this legislation into law quickly to keep the momentum going in the fragile recovery of the nation’s housing market.”

“The substantial rise in home sales we’ve seen over the past few months proves that the tax credit is working and is being used by buyers who were waiting for the right opportunity to get into the market,” McMillan said. “This important incentive is helping to stabilize the housing market, stimulate the economy and create new jobs in communities all across our great nation. Extending and expanding the home buyer tax credit will enable even more families to take advantage of current low interest rates and affordable prices to invest in their future through homeownership.”

About the Des Moines Area Association of Realtors®:

Founded in 1911, the Des Moines Area Association of Realtors® is the voice for real estate in the Des Moines area, elevating the professional services of our members as they meet the needs of their customers and our community.

Note: the above statistics are current through July 10th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

Kurt Schade, President 208-0757

Joanne Mangold, 1st Vice President 453-5413

Les Sulgrove, 2nd Vice President 274-8565

Ken Clark, Treasurer 224-8614

NAR Residential Home Sales Report

NATIONAL ASSOCIATION OF REALTORS
Real Estate Trend Indicator

Board: Des Moines Area Association of REALTORS
State: Iowa

Date: 11/09/09

Single Family Sales This Month

<u>Price Class</u>	<u>< 2 Beds</u>	<u>3 Beds</u>	<u>> 4 Beds</u>	<u>Condo/Twnhm</u>	<u>Total Units</u>
\$29,999 or Under	16	10	3	0	29
\$30,000 - \$39,999	7	6	1	0	14
\$40,000 - \$49,999	8	5	3	0	16
\$50,000 - \$59,999	5	10	2	0	17
\$60,000 - \$69,999	5	9	0	4	18
\$70,000 - \$79,999	9	14	1	11	35
\$80,000 - \$89,999	16	16	2	12	46
\$90,000 - \$99,999	10	14	0	11	35
\$100,000 - \$119,999	34	31	8	39	112
\$120,000 - \$139,999	23	55	17	23	118
\$140,000 - \$159,999	7	47	17	11	82
\$160,000 - \$179,999	2	74	15	14	105
\$180,000 - \$199,999	1	44	18	10	73
\$200,000 - \$249,999	0	26	33	9	68
\$250,000 - \$299,999	2	10	24	4	40
\$300,000 - \$399,999	0	3	22	7	32
\$400,000 - \$499,999	0	3	7	1	11
\$500,000 and Over	0	0	14	0	14
Totals	145	377	187	156	865
Median Price	96,000	147,500	207,000	120,750	139,000
Average Price	91,132	144,945	243,708	142,380	156,813
Total Volume	13,214,184	54,644,310	45,573,388	22,211,312	135,643,194

<u>Days on Mkt</u>	<u>Total Units</u>
0 - 30	316
31 - 60	155
61 - 90	114
91 - 120	96
121 +	184

<u>Financing</u>	<u>Total Units</u>
Cash	111
Conventional	341
FHA	344
VA	39
Assumption	0
Lease	0
FHMA	15
Other	15

Statistics: 865 Listings

865 Sold Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	7	5,999	\$1,000,000	\$298.25	\$925,000	\$280.95	160%	1,589
Low	0	0	602	\$5,150	\$3.67	\$0	\$0.00	0%	0
Average	2	2	1,409	\$161,197	\$112.17	\$156,812	\$109.29	96%	90
Median	3	2	1,309	\$142,000	\$113.19	\$139,000	\$111.00	98%	52

Search Criteria

Status	SLD
MLS Area	ADEL , ALTOONA , ANKENY , BONDURAN , CARLISLE , CLIVE , DALLASCE , DESOTO , DMEAST , DMNEAST , DMNWEST , DMSEAST , DMSWEST , DMWEST , DOWNTOWN , GRANGER , GRIMES , INDIANOL , JOHNSTON , NORWALK , PLSNTHIL , POLKCITY , URBANDAL , VANMETER , WAUKEE , WESTDE...
Sold Date	between 10/1/2009 - 10/31/2009

Statistics: 757 Listings

657 Pending Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	5	4,512	\$995,000	\$325.89				787
Low	0	0	494	\$12,000	\$13.18				0
Average	2	2	1,435	\$158,253	\$106.73				89
Median	3	2	1,347	\$136,900	\$108.76				51

100 Sold Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	7	4,747	\$599,900	\$234.25	\$577,000	\$224.16	121%	601
Low	0	0	618	\$14,900	\$11.75	\$12,750	\$9.21	63%	0
Average	3	2	1,463	\$155,421	\$104.37	\$147,674	\$100.10	94%	84
Median	3	2	1,336	\$139,900	\$109.36	\$130,000	\$106.30	96%	52

757 Total Listings									
	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	7	4,747	\$995,000	\$325.89	\$577,000	\$224.16	121%	787
Low	0	0	494	\$12,000	\$11.75	\$12,750	\$9.21	63%	0
Average	2	2	1,438	\$157,879	\$106.43	\$147,674	\$100.10	94%	88
Median	3	2	1,344	\$137,500	\$108.76	\$130,000	\$106.30	96%	51

Search Criteria

Status	PND , SLD
MLS Area	ADEL , ALTOONA , ANKENY , BONDURAN , CARLISLE , CLIVE , DALLASCE , DESOTO , DMEAST , DMNEAST , DMNWEST , DMSEAST , DMSWEST , DMWEST , DOWNTOWN , GRANGER , GRIMES , INDIANOL , JOHNSTON , NORWALK , PLSNTHIL , POLKCITY , URBANDAL , VANMETER , WAUKEE , WESTDE...
Acceptance Date	between 10/1/2009 - 10/31/2009

Statistics Report By Status

<u>Status</u>	<u>Total Properties</u>	<u>Average LP</u>	<u>Median LP</u>	<u>RES</u>	<u>MUL</u>	<u>LND</u>	<u>COM</u>
Active	5409	201,981	160,000	5409	0	0	0
Pending	1354	169,204	149,250	1354	0	0	0
Sold	865	161,197	142,000	865	0	0	0
History	0	0	0	0	0	0	0