



FOR IMMEDIATE RELEASE:

CONTACT:

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Des Moines April 2019 Housing Trends Report

Des Moines, Iowa - May 13, 2019 - The Des Moines Area Association of REALTORS® (DMAAR) reports another month of steady sales.

Median Sale price was up 2.3 percent from April 2018. Spring has sprung and the market is getting busy. 1,152 residential properties were sold in April 2019 while 1,212 were sold in April 2018. This is a 5 percent decrease from last year. April had a 27 percent increase in solds when comparing to the 907 sold properties in March.

Properties are selling quickly with an average of 68 days on market. This is a 13.3% increase from April 2018.

The market is rising with more listings as active listings were up to 3,488 compared to 3,127 in April of 2018.

752 properties or 60 percent of solds were financed conventionally. Cash purchases amounted to 13 percent of the sold properties. Only 11 percent of homes were financed with an FHA Loan.

The Spring market is here and listings that are priced right are selling at a high pace! Use your local REALTOR® to buy and sell, as they are the experts. Experience the difference! Go to DMAAR.com and check the member directory.

Additional Statistics and information about the Des Moines area housing market are available at the DMAAR website, www.dmaar.com.

The Des Moines Area Association of REALTORS® is a professional association that represents the almost 2,300 REALTOR® members. The mission of DMAAR is to be the voice of real estate in the Des Moines area. The term REALTOR® is a registered trademark, which identifies real

estate professionals who adhere to a strict code of ethics as members of the National Association of REALTORS®.

Des Moines Area Association of Realtors®
Current Des Moines-Area Real Estate Market Statistics – Residential
Updated through April 2019

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
April 2019	1,601	1,152	\$203,000	68	3,488
March 2019	1,479	907	\$209,900	77	3,344
April 2018	1,755	1,212	\$198,500	60	3,127

*Primary area served by DMAAR includes Dallas, Polk, Warren, Jasper, Marion, Madison and Guthrie Counties

<u>Financing</u>	<u>Total Units</u>
Cash	153
Conventional	752
Contract	8
FHA	135
VA	58
Assumption	0
Lease	0
USDA	23
Other	23

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 May 8th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

Jenn Clark, President	208-2255
Lance Hanson 1 st VP	771-4148
Ted Weaver, 2 nd VP	339-5667
Jen Stanbrough, Treasurer	371-4814

Real Estate Trend Indicator

5/8/2019
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Property Type: Residential
Date Range: Between 04/01/2019 and 04/30/2019
Criteria: Property Type is 'Residential'

Price Class	Sold Listings				Active	Pending	Expired	Off Mkt
	<2 Beds	3 Beds	4+ Beds	Total				
\$49,999 & under	9	3	3	15	38	15	3	5
\$50,000-\$99,999	57	26	9	92	127	73	7	16
\$100,000-\$119,999	37	21	5	63	96	80	5	9
\$120,000-\$139,999	39	28	8	75	130	91	6	11
\$140,000-\$159,999	39	51	13	103	127	126	7	6
\$160,000-\$179,999	33	66	15	114	131	120	3	6
\$180,000-\$199,999	15	55	10	80	163	114	9	11
\$200,000-\$219,999	9	41	15	65	106	99	4	9
\$220,000-\$239,999	7	62	25	94	199	133	3	10
\$240,000-\$259,999	8	42	32	82	258	112	9	8
\$260,000-\$279,999	2	20	14	36	246	73	3	6
\$280,000-\$299,999	5	24	30	59	229	76	8	4
\$300,000-\$349,999	6	22	80	108	507	142	18	15
\$350,000-\$399,999	2	10	56	68	359	83	7	17
\$400,000-\$499,999	0	3	29	32	260	50	5	11
\$500,000-\$599,999	1	6	32	39	230	38	5	4
\$600,000-\$699,999	2	1	9	12	112	19	4	5
\$700,000-\$799,999	0	0	3	3	66	4	2	2
\$800,000-\$899,999	0	0	4	4	33	4	0	2
\$900,000-\$999,999	0	0	2	2	15	4	3	3
\$1,000,000-\$1,099,999	0	0	3	3	17	2	0	1
\$1,100,000-\$1,199,999	0	0	0	0	10	2	1	1
\$1,200,000-\$1,299,999	0	0	1	1	7	0	1	1
\$1,300,000-\$1,399,999	0	0	0	0	5	1	0	1
\$1,400,000-\$1,499,999	0	0	1	1	4	0	0	0
\$1,500,000-\$1,599,999	0	0	0	0	2	0	0	0
\$1,600,000-\$1,699,999	0	0	1	1	2	0	0	0
\$1,700,000-\$1,799,999	0	0	0	0	1	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	3	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	2	0	0	0
\$2,000,000 & over	0	0	0	0	3	0	0	0
Total Units	271	481	400	1,152	3,488	1,461	113	164
Average Price	142,950	199,358	327,371	230,537	317,760	235,730	297,330	287,552
Volume (in 1000's)	38,739	95,891	130,949	265,579	1,108,346	344,402	33,598	47,159

<u>Days on Market</u>	<u>Units</u>
0-30	642
31-60	141
61-90	82
91-120	60
121-180	55
181-365	37
366+	135

Market Analysis

Status: Pending (1458)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	504	\$5,900	\$1.95	0
Max	7	8	69,260	\$1,250,000	\$643.78	789
Avg	3	2	1,544	\$235,951	\$155.72	55
Median	3	2	1,428	\$215,450	\$153.23	13
Sum				\$344,016,563		

Status: Sold (143)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	480	\$7,500	\$8.47	0
Max	5	5	3,176	\$1,635,000	\$1,046.73	515
Avg	3	2	1,412	\$207,664	\$144.06	62
Median	3	2	1,357	\$165,000	\$138.39	20
Sum				\$29,695,917		

Status: All (1601)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	480	\$5,900	\$1.95	0
Max	7	8	69,260	\$1,635,000	\$1,046.73	789
Avg	3	2	1,532	\$233,424	\$154.68	56
Median	3	2	1,420	\$214,500	\$152.49	13
Sum				\$373,712,480		

Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

MLS Area is in this list ([click to view](#))

Acceptance Date is 04/01/2019 to 04/30/2019

Market Analysis

Status: Sold (1151)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	480	\$14,700	\$11.76	0
Max	7	6	6,825	\$1,625,000	\$468.63	1,060
Avg	3	2	1,506	\$230,517	\$149.69	68
Median	3	2	1,421	\$203,000	\$147.25	22
Sum				\$265,324,885		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

MLS Area is in this list ([click to view](#))

Close Date is 04/01/2019 to 04/30/2019