

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

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Avg. Sale Price	Avg Days on Market	Active Listings
Dec. 2009	391	451	\$159,969	88	4,975
Nov. 2009	463	822	\$154,021	79	5,285
Dec. 2008	424	446	\$168,072	97	5,423

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

Analysis of current Des Moines-area market statistics:

- Closings kept pace with December of the previous year. Average sale price continues to rise.
- Even though we were plagued with some of the worst winter weather in history, buyers continue to shop!
- Average days on market continues to be better than the previous year. Inventory selection at lower levels means sellers need to pay attention to condition and price as they are key components for making the sale!
- The Home Buyer's Stimulus money is now available to more than just first time buyers! Call your Realtor for details!

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 January 8, and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

Joanne Mangold, President 453-5413
Les Sulgrove, 1st Vice President 966-4663
Ken Clark, 2nd Vice President 224-8614
Larry Pickering, Treasurer 453-6100

NAR Residential Home Sales Report

NATIONAL ASSOCIATION OF REALTORS
Real Estate Trend Indicator

Board: Des Moines Area Association of REALTORS

State: Iowa

Date: 01/08/10

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	15	11	8	0	34
\$30,000 - \$39,999	11	5	4	1	21
\$40,000 - \$49,999	5	5	0	0	10
\$50,000 - \$59,999	7	6	2	1	16
\$60,000 - \$69,999	6	5	0	1	12
\$70,000 - \$79,999	4	6	1	2	13
\$80,000 - \$89,999	4	13	2	2	21
\$90,000 - \$99,999	3	12	0	7	22
\$100,000 - \$119,999	3	20	4	10	37
\$120,000 - \$139,999	5	12	8	19	44
\$140,000 - \$159,999	1	23	7	9	40
\$160,000 - \$179,999	1	15	6	8	30
\$180,000 - \$199,999	1	18	13	3	35
\$200,000 - \$249,999	0	21	17	2	40
\$250,000 - \$299,999	1	9	22	1	33
\$300,000 - \$399,999	0	3	22	2	27
\$400,000 - \$499,999	0	0	5	0	5
\$500,000 and Over	0	1	10	0	11
Totals	67	185	131	68	451
Median Price	52,678	134,900	232,500	132,900	137,500
Average Price	64,033	139,805	248,926	137,981	159,969
Total Volume	4,290,227	25,863,979	32,609,264	9,382,715	72,146,185

<u>Days on Mkt</u>	<u>Total Units</u>
0 - 30	151
31 - 60	84
61 - 90	69
91 - 120	40
121 +	107

<u>Financing</u>	<u>Total Units</u>
Cash	107
Conventional	195
FHA	121
VA	16
Assumption	0
Lease	0
FHMA	6
Other	6

Statistics: 451 Listings

451 Sold Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	6	4,677	\$1,138,652	\$265.08	\$1,167,382	\$254.29	137%	1,043
Low	0	0	432	\$12,000	\$9.84	\$7,500	\$6.20	29%	0
Average	3	2	1,518	\$166,186	\$102.73	\$159,969	\$98.69	94%	88
Median	3	2	1,407	\$145,000	\$104.31	\$137,500	\$100.48	97%	57

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 12/1/2009 - 12/31/2009

Statistics: 391 Listings

342 Pending Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	5	4,015	\$580,000	\$265.56				577
Low	0	0	616	\$11,900	\$11.10				0
Average	2	2	1,434	\$143,252	\$95.92				93
Median	3	2	1,325	\$129,900	\$97.69				72

49 Sold Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	5	3,030	\$395,000	\$219.44	\$385,000	\$213.89	107%	491
Low	0	0	720	\$16,900	\$14.46	\$11,000	\$6.94	48%	0
Average	2	2	1,425	\$127,928	\$88.36	\$121,143	\$83.82	92%	100
Median	3	2	1,344	\$120,000	\$94.61	\$114,000	\$85.37	96%	63

391 Total Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/SqFt	SP/LP	DOM
High	6	5	4,015	\$580,000	\$265.56	\$385,000	\$213.89	107%	577
Low	0	0	616	\$11,900	\$11.10	\$11,000	\$6.94	48%	0
Average	2	2	1,433	\$141,332	\$94.97	\$121,143	\$83.82	92%	94
Median	3	2	1,325	\$129,500	\$96.75	\$114,000	\$85.37	96%	69

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 12/1/2009 - 12/31/2009

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	4975	196,275	159,900	4975	0	0	0
Pending	825	168,309	147,500	825	0	0	0
Sold	451	166,186	145,000	451	0	0	0
History	0	0	0	0	0	0	0