

New Construction Sales in Ankeny

Published: September 2015*

Property Types: Resident - New Construction - All Property Styles - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

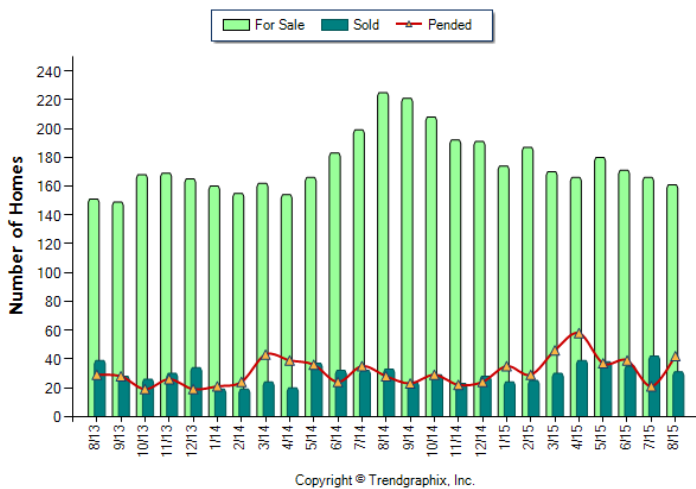
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

August 2015 is a Neutral market! The number of for sale listings was down **28.4%** from one year earlier and down **3%** from the previous month. The number of sold listings decreased **6.1%** year over year and decreased **26.2%** month over month. The number of under contract listings was up **100%** compared to the previous month and up **50%** compared to the previous year. The Months of Inventory based on Closed Sales is 5.2, down **23.5%** from the previous year.

The Average Sold Price per Square Footage was down **1%** compared to the previous month and down **0.9%** compared to last year. The Median Sold Price decreased by **2.5%** from last month. The Average Sold Price also decreased by **2.4%** from last month. Based on the 6 month trend, the Average Sold Price trend is "Neutral" and the Median Sold Price trend is "Neutral".

The Average Days on Market showed a downward trend, an increase of **11.7%** compared to the previous year. The ratio of Sold Price vs. Original List Price is 0%.



It is a Neutral Market

Property Sales (Sold)

August property sales were 31, down **6.1%** from 33 in August of 2014 and **26.2%** lower than the 42 sales last month.

Current Inventory (For Sale)

Versus last year, the total number of homes available this month is lower by 64 units of **28.4%**. This year's smaller inventory means that buyers who waited to buy may have smaller selection to choose from. The number of current inventory is down **3%** compared to the previous month.

Property Under Contract (Pended)

There was an increase of **100%** in the pended properties in August, with 42 properties versus 21 last month. This month's pended property sales were **50%** higher than at this time last year.

New Construction Sales in Ankeny

Published: September 2015*

Property Types: Resident - New Construction - All Property Styles - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

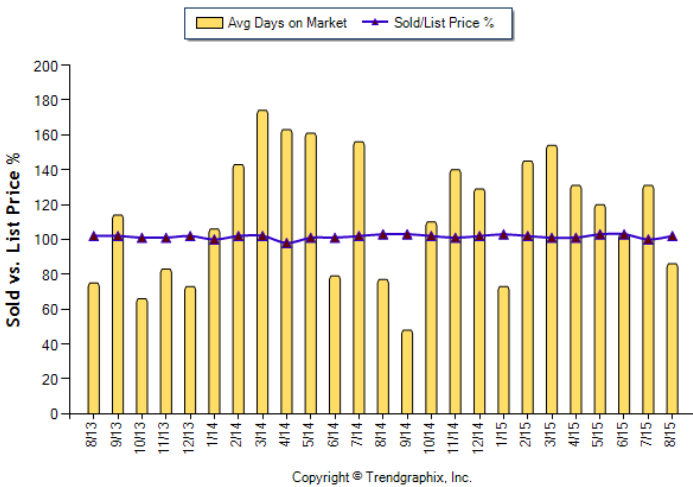
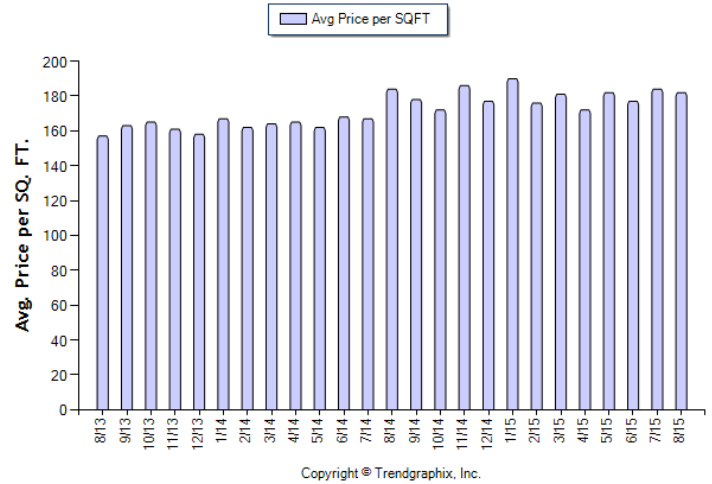
Half Baths: 0 - No Limit

Year Built: 0 - No Limit

The Average Sold Price per Square Footage is Neutral*

The Average Sold Price per Square Footage is a great indicator for the direction of property values. Since Median Sold Price and Average Sold Price can be impacted by the 'mix' of high or low end properties in the market, the Average Sold Price per Square Footage is a more normalized indicator on the direction of property values. The August 2015 Average Sold Price per Square Footage of \$182.2 was down **1%** from \$184.1 last month and down **0.9%** from \$183.9 in August of last year.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



The Days on Market Shows Downward Trend*

The average Days on Market (DOM) shows how many days the average property is on the market before it sells. An upward trend in DOM trends to indicate a move towards more of a Buyer's market, a downward trend indicates a move towards more of a Seller's market. The DOM for August 2015 was 86, down **34.4%** from 131 days last month and up **11.7%** from 77 days in August of last year.

The Sold/List Price Ratio Remains Steady**

The Sold Price vs. List Price reveals the average amount that sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. This month Sold Price vs. List Price of 102% is up **2%** from last month and down from **1%** in August of last year.

* Based on 6 month trend – Upward/Downward/Neutral

** Based on 6 month trend – Rising/Falling/Remains Steady

New Construction Sales in Ankeny

Published: September 2015*

Property Types: Resident - New Construction - All Property Styles - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

The Average For Sale Price is Neutral*

The Average For Sale Price in August was \$335,000, up **10.9%** from \$302,000 in August of 2014 and down **0.3%** from \$336,000 last month.

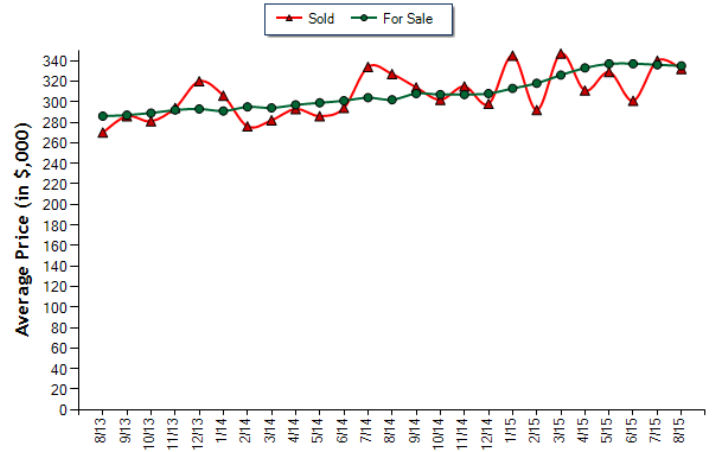
The Average Sold Price is Neutral*

The Average Sold Price in August was \$332,000, up **1.5%** from \$327,000 in August of 2014 and down **2.4%** from \$340,000 last month.

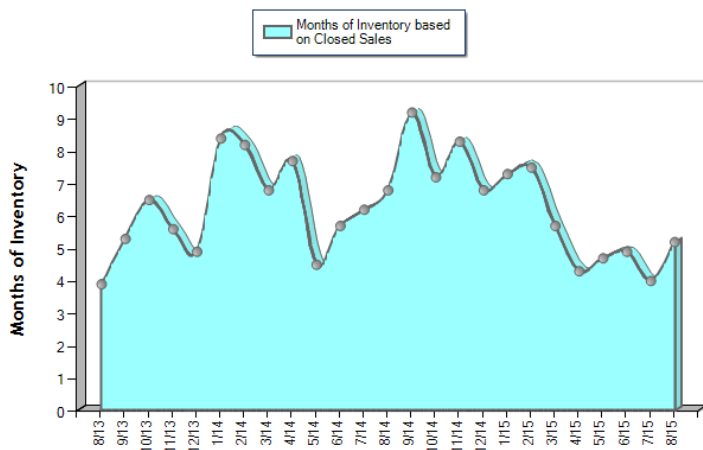
The Median Sold Price is Neutral*

The Median Sold Price in August was \$311,000, up **8.4%** from \$287,000 in August of 2014 and down **2.5%** from \$319,000 last month.

* Based on 6 month trend – Appreciating/Depreciating/Neutral



Copyright © Trendgraphix, Inc.



Copyright © Trendgraphix, Inc.

It is a Neutral Market*

A comparatively lower Months of Inventory is more beneficial for sellers while a higher months of inventory is better for buyers.

- *Buyer's market: more than 6 months of inventory
- Seller's market: less than 3 months of inventory
- Neutral market: 3 – 6 months of inventory

Months of Inventory based on Closed Sales

The August 2015 Months of Inventory based on Closed Sales of 5.2 was decreased by **23.5%** compared to last year and up **30.4%** compared to last month. August 2015 is Neutral market.

Months of Inventory based on Pended Sales

The August 2015 Months of Inventory based on Pended Sales of 3.8 was decreased by **52.3%** compared to last year and down **51.9%** compared to last month. August 2015 is Neutral market.

New Construction Sales in Ankeny

Published: September 2015*

Property Types: Resident - New Construction - All Property Styles - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

It is a Neutral Market*

Absorption Rate measures the inverse of Months of Inventory and represents how much of the current active listings (as a percentage) are being absorbed each month.

*Buyer's market: 16.67% and below

Seller's market: 33.33% and above

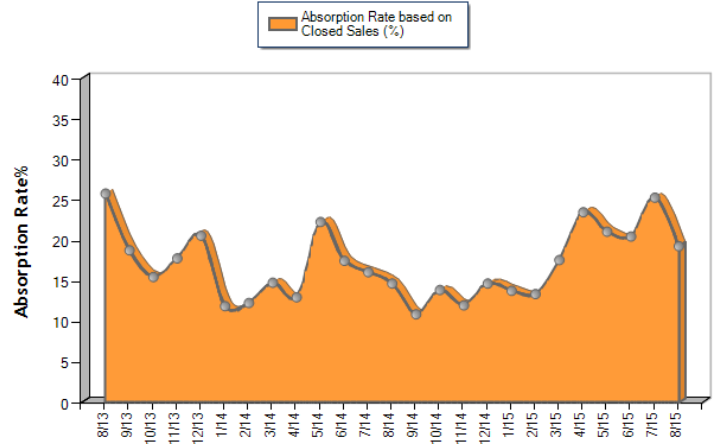
Neutral market: 16.67% - 33.33%

Absorption Rate based on Closed Sales

The August 2015 Absorption Rate based on Closed Sales of 19.3 was increased by **31.4%** compared to last year and down **23.7%** compared to last month.

Absorption Rate based on Pended Sales

The August 2015 Absorption Rate based on Pended Sales of 26.1 was increased by **110.1%** compared to last year and up **105.9%** compared to last month.



Copyright © Trendgraphix, Inc.