

Local Market Update – November 2018

This is a research tool provided by Iowa Association of REALTORS®.



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

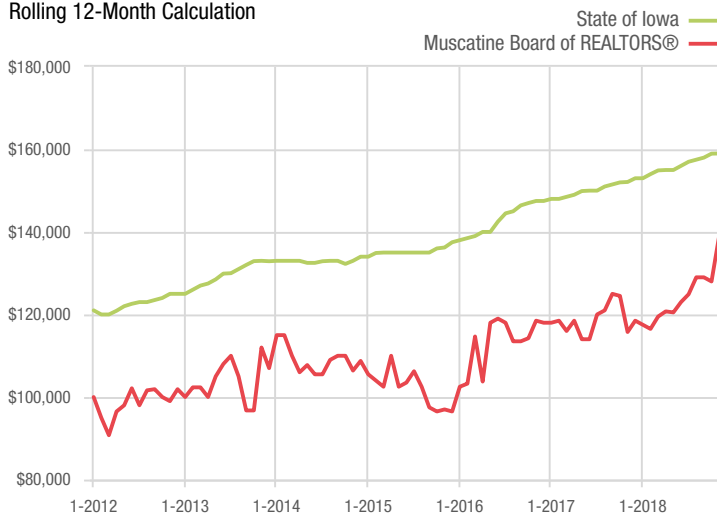
Single-Family Detached	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	41	45	+ 9.8%	702	711	+ 1.3%
Pending Sales	44	37	- 15.9%	550	490	- 10.9%
Closed Sales	15	13	- 13.3%	112	111	- 0.9%
Days on Market Until Sale	67	68	+ 1.5%	63	64	+ 1.6%
Median Sales Price*	\$100,000	\$137,000	+ 37.0%	\$115,750	\$135,950	+ 17.5%
Average Sales Price*	\$107,687	\$167,335	+ 55.4%	\$141,509	\$149,593	+ 5.7%
Percent of List Price Received*	92.1%	95.8%	+ 4.0%	94.9%	96.3%	+ 1.5%
Inventory of Homes for Sale	145	188	+ 29.7%	—	—	—
Months Supply of Inventory	3.0	4.4	+ 46.7%	—	—	—

Townhouse-Condo	November			Year to Date		
Key Metrics	2017	2018	% Change	Thru 11-2017	Thru 11-2018	% Change
New Listings	3	0	- 100.0%	32	26	- 18.8%
Pending Sales	2	3	+ 50.0%	24	25	+ 4.2%
Closed Sales	0	0	0.0%	4	7	+ 75.0%
Days on Market Until Sale	—	—	—	108	27	- 75.0%
Median Sales Price*	—	—	—	\$115,750	\$156,000	+ 34.8%
Average Sales Price*	—	—	—	\$119,875	\$156,761	+ 30.8%
Percent of List Price Received*	—	—	—	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	3.2	2.2	- 31.3%	—	—	—

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

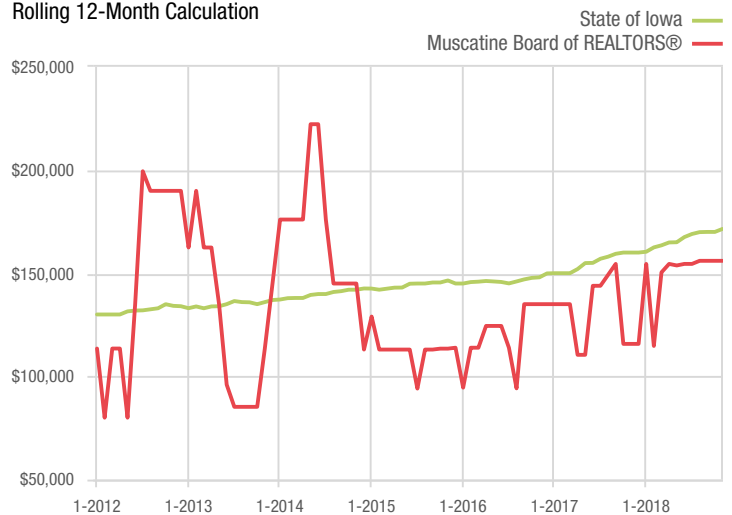
Median Sales Price - Single-Family Detached

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.