

Local Market Update – January 2019

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



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

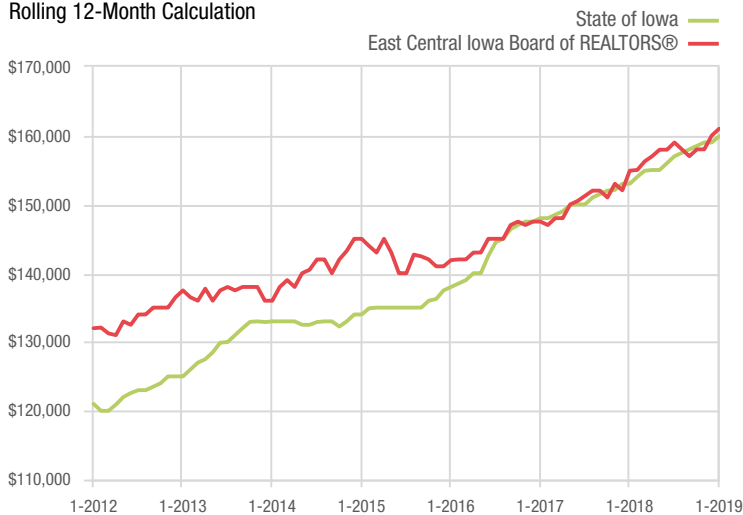
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	100	96	- 4.0%	100	96	- 4.0%
Pending Sales	83	39	- 53.0%	83	39	- 53.0%
Closed Sales	81	85	+ 4.9%	81	85	+ 4.9%
Days on Market Until Sale	42	56	+ 33.3%	42	56	+ 33.3%
Median Sales Price*	\$153,750	\$166,000	+ 8.0%	\$153,750	\$166,000	+ 8.0%
Average Sales Price*	\$168,523	\$187,082	+ 11.0%	\$168,523	\$187,082	+ 11.0%
Percent of List Price Received*	95.3%	96.0%	+ 0.7%	95.3%	96.0%	+ 0.7%
Inventory of Homes for Sale	265	277	+ 4.5%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	9	19	+ 111.1%	9	19	+ 111.1%
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Days on Market Until Sale	66	50	- 24.2%	66	50	- 24.2%
Median Sales Price*	\$229,000	\$234,900	+ 2.6%	\$229,000	\$234,900	+ 2.6%
Average Sales Price*	\$194,930	\$209,560	+ 7.5%	\$194,930	\$209,560	+ 7.5%
Percent of List Price Received*	99.5%	97.0%	- 2.5%	99.5%	97.0%	- 2.5%
Inventory of Homes for Sale	47	48	+ 2.1%	—	—	—
Months Supply of Inventory	5.0	4.9	- 2.0%	—	—	—

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

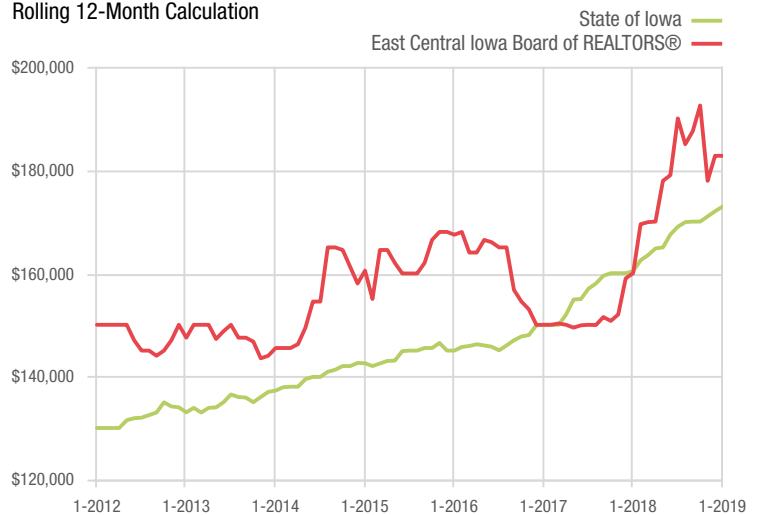
Median Sales Price - Single-Family Detached

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.