

# Local Market Update – February 2019

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



## East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

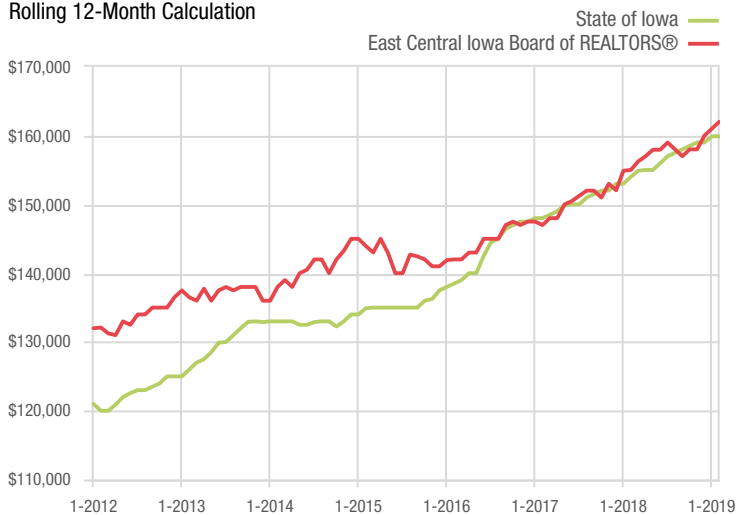
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	126	80	- 36.5%	226	176	- 22.1%
Pending Sales	105	48	- 54.3%	188	120	- 36.2%
Closed Sales	63	64	+ 1.6%	144	150	+ 4.2%
Days on Market Until Sale	72	57	- 20.8%	55	56	+ 1.8%
Median Sales Price*	\$148,000	<b>\$162,750</b>	+ 10.0%	\$151,200	<b>\$164,200</b>	+ 8.6%
Average Sales Price*	\$172,422	<b>\$173,214</b>	+ 0.5%	\$170,225	<b>\$180,784</b>	+ 6.2%
Percent of List Price Received*	97.3%	<b>95.8%</b>	- 1.5%	96.2%	<b>96.0%</b>	- 0.2%
Inventory of Homes for Sale	256	<b>258</b>	+ 0.8%	—	—	—
Months Supply of Inventory	2.1	<b>2.3</b>	+ 9.5%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	11	7	- 36.4%	20	26	+ 30.0%
Pending Sales	6	5	- 16.7%	11	9	- 18.2%
Closed Sales	3	12	+ 300.0%	12	17	+ 41.7%
Days on Market Until Sale	105	73	- 30.5%	76	66	- 13.2%
Median Sales Price*	\$202,000	<b>\$255,764</b>	+ 26.6%	\$214,250	<b>\$240,000</b>	+ 12.0%
Average Sales Price*	\$190,333	<b>\$248,595</b>	+ 30.6%	\$193,781	<b>\$237,114</b>	+ 22.4%
Percent of List Price Received*	97.4%	<b>103.4%</b>	+ 6.2%	99.0%	<b>101.5%</b>	+ 2.5%
Inventory of Homes for Sale	48	<b>39</b>	- 18.8%	—	—	—
Months Supply of Inventory	5.3	<b>3.7</b>	- 30.2%	—	—	—

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

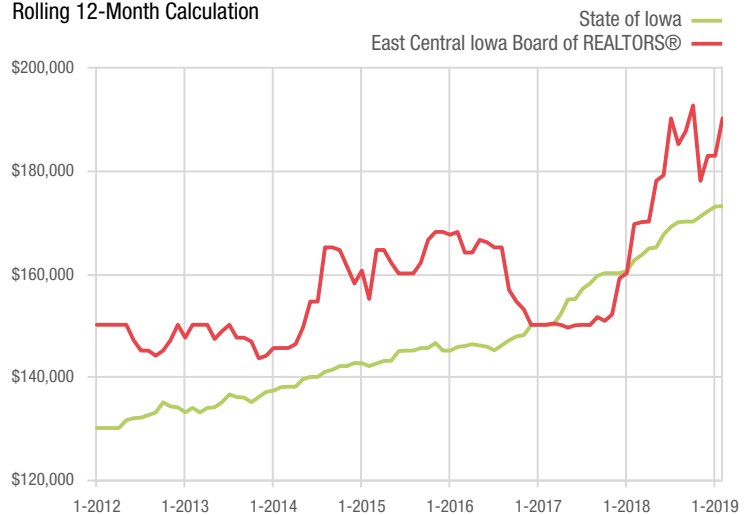
### Median Sales Price - Single-Family Detached

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.