

Local Market Update – February 2019

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



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

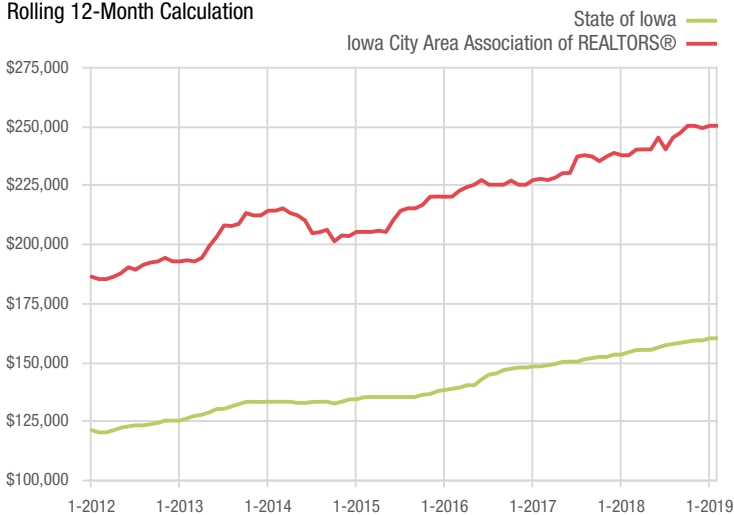
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	237	188	- 20.7%	521	480	- 7.9%
Pending Sales	126	106	- 15.9%	242	205	- 15.3%
Closed Sales	78	93	+ 19.2%	169	169	0.0%
Days on Market Until Sale	69	85	+ 23.2%	71	81	+ 14.1%
Median Sales Price*	\$211,000	\$240,000	+ 13.7%	\$205,000	\$237,500	+ 15.9%
Average Sales Price*	\$241,672	\$254,867	+ 5.5%	\$230,165	\$255,562	+ 11.0%
Percent of List Price Received*	96.2%	96.3%	+ 0.1%	96.4%	96.6%	+ 0.2%
Inventory of Homes for Sale	595	658	+ 10.6%	—	—	—
Months Supply of Inventory	3.4	4.0	+ 17.6%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	142	92	- 35.2%	355	311	- 12.4%
Pending Sales	70	45	- 35.7%	118	87	- 26.3%
Closed Sales	48	40	- 16.7%	85	66	- 22.4%
Days on Market Until Sale	49	106	+ 116.3%	48	95	+ 97.9%
Median Sales Price*	\$189,325	\$183,950	- 2.8%	\$179,000	\$196,950	+ 10.0%
Average Sales Price*	\$183,308	\$185,561	+ 1.2%	\$180,797	\$192,758	+ 6.6%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.1%	98.8%	- 0.3%
Inventory of Homes for Sale	381	383	+ 0.5%	—	—	—
Months Supply of Inventory	4.7	4.7	0.0%	—	—	—

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

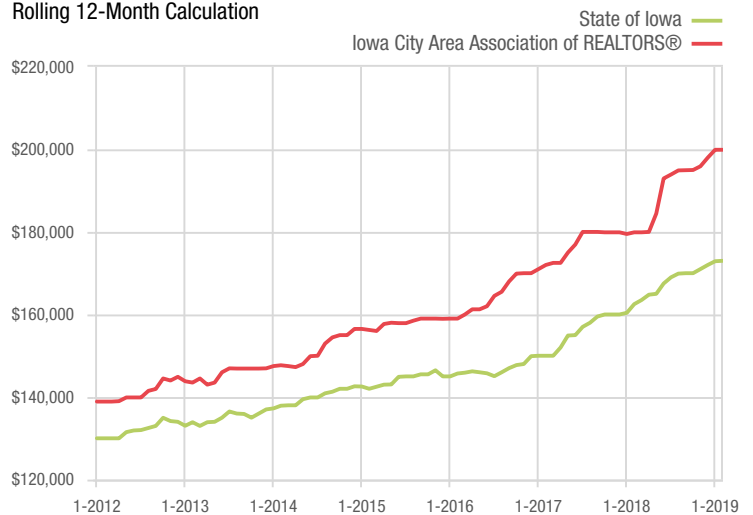
Median Sales Price - Single-Family Detached

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.