

Local Market Update – February 2019

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



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

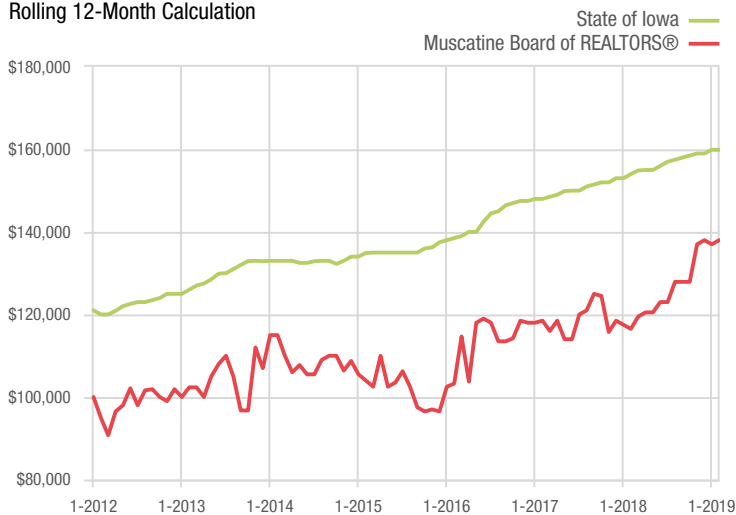
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	52	42	- 19.2%	95	96	+ 1.1%
Pending Sales	36	38	+ 5.6%	77	80	+ 3.9%
Closed Sales	2	9	+ 350.0%	9	16	+ 77.8%
Days on Market Until Sale	5	72	+ 1,340.0%	55	68	+ 23.6%
Median Sales Price*	\$101,800	\$139,500	+ 37.0%	\$113,200	\$106,000	- 6.4%
Average Sales Price*	\$101,800	\$147,916	+ 45.3%	\$116,238	\$133,796	+ 15.1%
Percent of List Price Received*	98.9%	96.9%	- 2.0%	93.9%	94.0%	+ 0.1%
Inventory of Homes for Sale	126	158	+ 25.4%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	2	1	- 50.0%	5	2	- 60.0%
Pending Sales	4	0	- 100.0%	5	1	- 80.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	3.8	3.3	- 13.2%	—	—	—

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

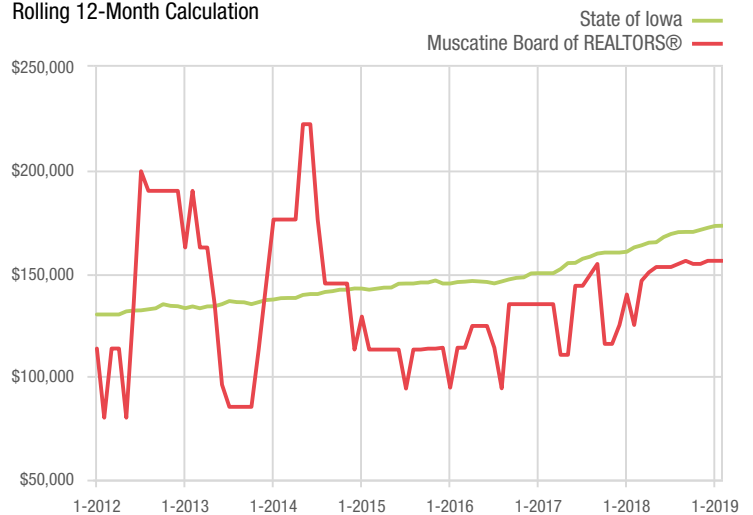
Median Sales Price - Single-Family Detached

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.