

# Local Market Update – February 2019

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



## Muscatine County

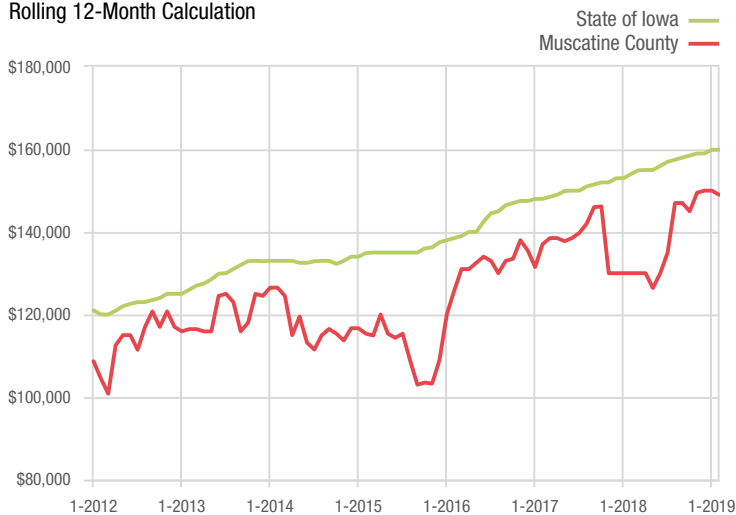
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	45	37	- 17.8%	82	79	- 3.7%
Pending Sales	33	31	- 6.1%	72	68	- 5.6%
Closed Sales	2	5	+ 150.0%	6	11	+ 83.3%
Days on Market Until Sale	5	61	+ 1,120.0%	60	57	- 5.0%
Median Sales Price*	\$101,800	<b>\$139,500</b>	+ 37.0%	\$113,200	<b>\$120,000</b>	+ 6.0%
Average Sales Price*	\$101,800	<b>\$177,848</b>	+ 74.7%	\$122,417	<b>\$147,522</b>	+ 20.5%
Percent of List Price Received*	98.9%	<b>97.2%</b>	- 1.7%	94.0%	<b>92.8%</b>	- 1.3%
Inventory of Homes for Sale	91	<b>129</b>	+ 41.8%	—	—	—
Months Supply of Inventory	2.2	<b>3.4</b>	+ 54.5%	—	—	—

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	<b>3.3</b>	- 13.2%	—	—	—

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

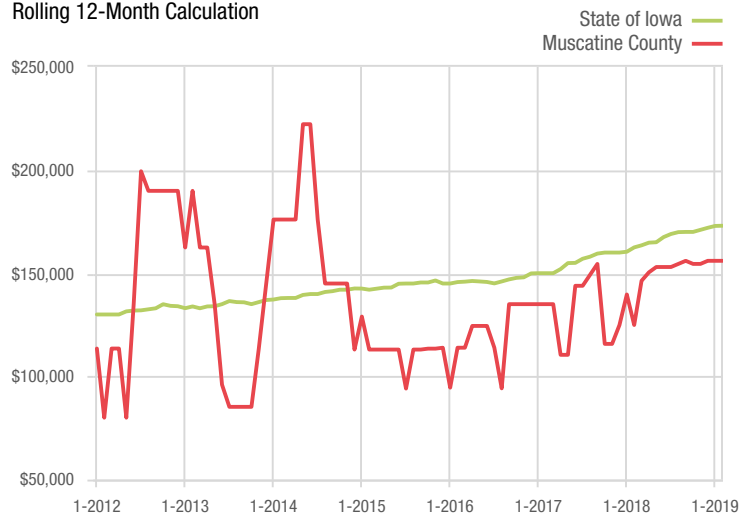
### Median Sales Price - Single-Family Detached

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.