

Local Market Update – February 2019

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



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

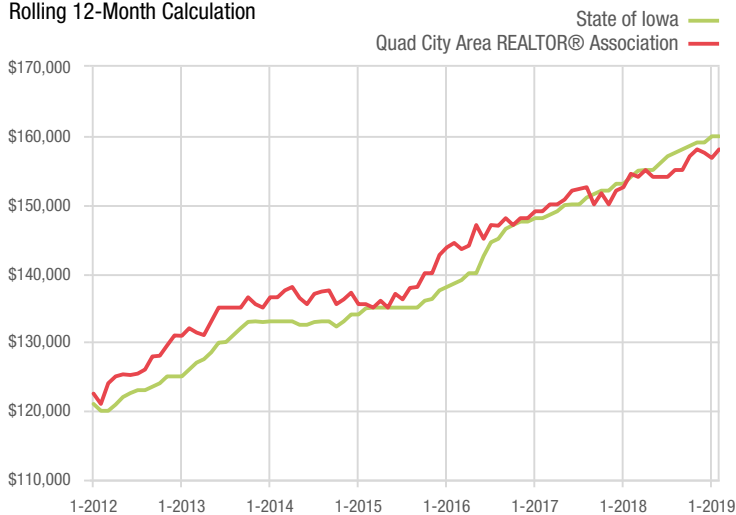
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	253	219	- 13.4%	505	458	- 9.3%
Pending Sales	176	185	+ 5.1%	371	364	- 1.9%
Closed Sales	137	157	+ 14.6%	280	289	+ 3.2%
Days on Market Until Sale	54	52	- 3.7%	50	59	+ 18.0%
Median Sales Price*	\$152,800	\$173,000	+ 13.2%	\$155,000	\$167,000	+ 7.7%
Average Sales Price*	\$181,191	\$219,390	+ 21.1%	\$184,118	\$212,161	+ 15.2%
Percent of List Price Received*	96.4%	96.9%	+ 0.5%	97.0%	96.6%	- 0.4%
Inventory of Homes for Sale	664	578	- 13.0%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	21	26	+ 23.8%	46	52	+ 13.0%
Pending Sales	12	19	+ 58.3%	22	31	+ 40.9%
Closed Sales	11	16	+ 45.5%	20	27	+ 35.0%
Days on Market Until Sale	51	42	- 17.6%	44	52	+ 18.2%
Median Sales Price*	\$230,000	\$168,500	- 26.7%	\$184,250	\$200,000	+ 8.5%
Average Sales Price*	\$214,236	\$188,654	- 11.9%	\$197,755	\$206,249	+ 4.3%
Percent of List Price Received*	100.6%	97.7%	- 2.9%	99.2%	98.5%	- 0.7%
Inventory of Homes for Sale	60	64	+ 6.7%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

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

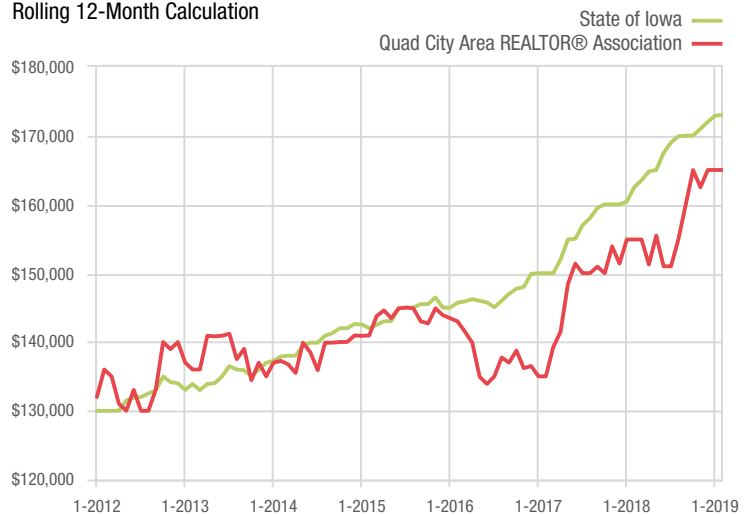
Median Sales Price - Single-Family Detached

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.