

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

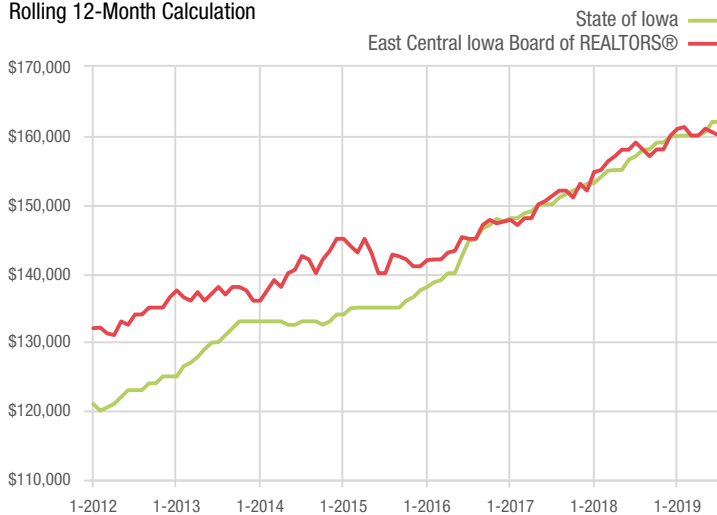
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	155	162	+ 4.5%	1,079	940	- 12.9%
Pending Sales	132	55	- 58.3%	886	691	- 22.0%
Closed Sales	138	154	+ 11.6%	811	710	- 12.5%
Days on Market Until Sale	40	33	- 17.5%	47	50	+ 6.4%
Median Sales Price*	\$169,000	\$162,750	- 3.7%	\$162,000	\$162,000	0.0%
Average Sales Price*	\$191,751	\$191,448	- 0.2%	\$185,054	\$191,654	+ 3.6%
Percent of List Price Received*	97.1%	97.2%	+ 0.1%	97.0%	96.9%	- 0.1%
Inventory of Homes for Sale	314	365	+ 16.2%	—	—	—
Months Supply of Inventory	2.7	3.6	+ 33.3%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	13	10	- 23.1%	101	101	0.0%
Pending Sales	6	8	+ 33.3%	79	73	- 7.6%
Closed Sales	9	16	+ 77.8%	69	80	+ 15.9%
Days on Market Until Sale	73	28	- 61.6%	77	59	- 23.4%
Median Sales Price*	\$236,700	\$196,000	- 17.2%	\$195,000	\$211,500	+ 8.5%
Average Sales Price*	\$237,178	\$207,294	- 12.6%	\$189,018	\$219,629	+ 16.2%
Percent of List Price Received*	99.7%	99.8%	+ 0.1%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	46	38	- 17.4%	—	—	—
Months Supply of Inventory	4.9	3.7	- 24.5%	—	—	—

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

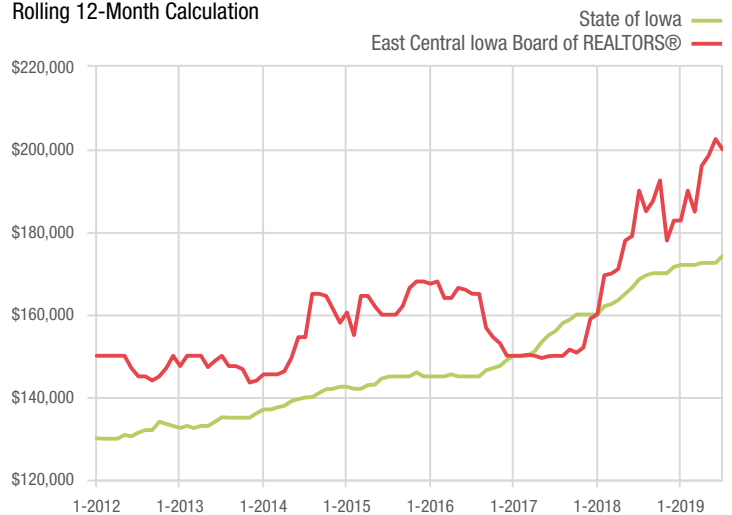
Median Sales Price - Single-Family Detached

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.