

# Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

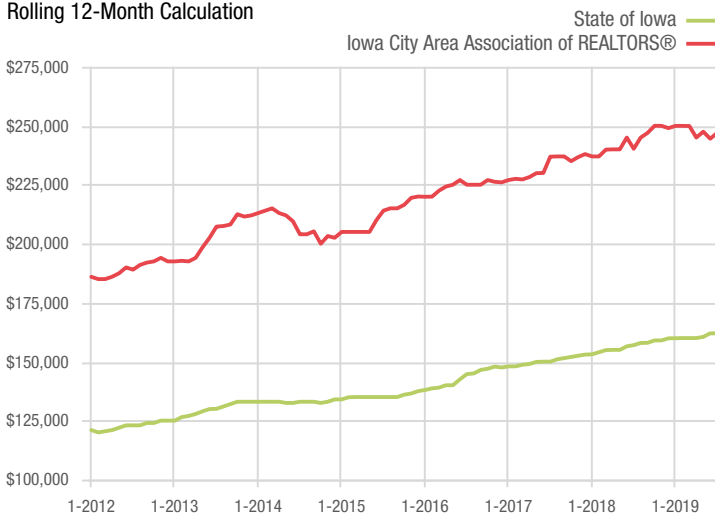
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	262	<b>293</b>	+ 11.8%	2,018	<b>2,070</b>	+ 2.6%
Pending Sales	206	<b>232</b>	+ 12.6%	1,385	<b>1,369</b>	- 1.2%
Closed Sales	275	<b>259</b>	- 5.8%	1,277	<b>1,256</b>	- 1.6%
Days on Market Until Sale	56	<b>58</b>	+ 3.6%	63	<b>66</b>	+ 4.8%
Median Sales Price*	\$245,000	<b>\$254,900</b>	+ 4.0%	\$249,900	<b>\$249,000</b>	- 0.4%
Average Sales Price*	\$267,719	<b>\$278,583</b>	+ 4.1%	\$274,043	<b>\$271,142</b>	- 1.1%
Percent of List Price Received*	97.9%	<b>98.0%</b>	+ 0.1%	97.8%	<b>97.6%</b>	- 0.2%
Inventory of Homes for Sale	692	<b>781</b>	+ 12.9%	—	—	—
Months Supply of Inventory	4.0	<b>4.7</b>	+ 17.5%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	113	<b>130</b>	+ 15.0%	1,048	<b>975</b>	- 7.0%
Pending Sales	123	<b>94</b>	- 23.6%	695	<b>643</b>	- 7.5%
Closed Sales	154	<b>147</b>	- 4.5%	651	<b>620</b>	- 4.8%
Days on Market Until Sale	60	<b>67</b>	+ 11.7%	63	<b>76</b>	+ 20.6%
Median Sales Price*	\$190,950	<b>\$197,500</b>	+ 3.4%	\$199,900	<b>\$195,000</b>	- 2.5%
Average Sales Price*	\$201,795	<b>\$196,048</b>	- 2.8%	\$206,715	<b>\$197,932</b>	- 4.2%
Percent of List Price Received*	99.6%	<b>98.8%</b>	- 0.8%	99.5%	<b>99.1%</b>	- 0.4%
Inventory of Homes for Sale	389	<b>372</b>	- 4.4%	—	—	—
Months Supply of Inventory	4.6	<b>4.7</b>	+ 2.2%	—	—	—

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

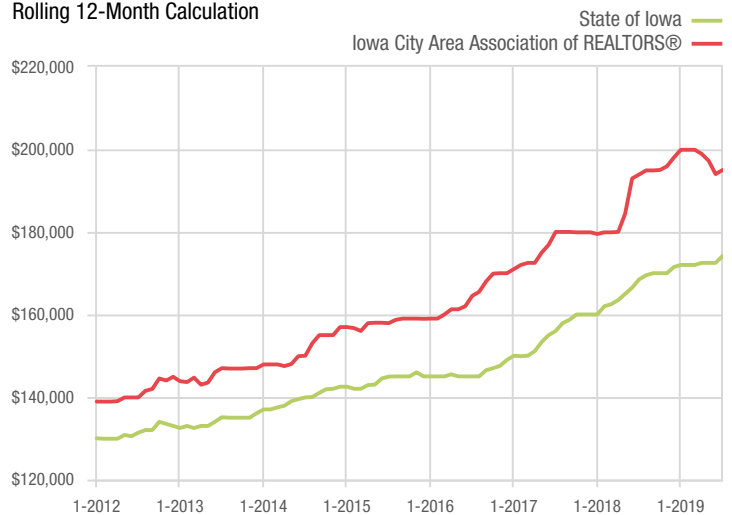
### Median Sales Price - Single-Family Detached

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.