

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

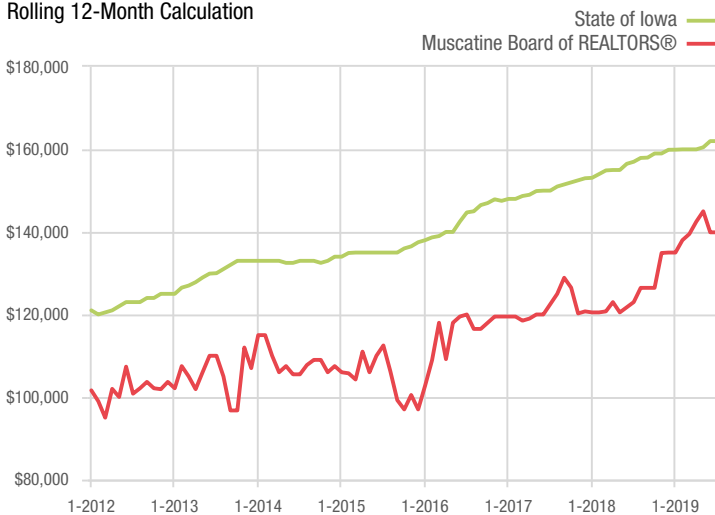
| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| | 2018 | 2019 | % Change | Thru 7-2018 | Thru 7-2019 | % Change |
| New Listings | 65 | 62 | - 4.6% | 461 | 422 | - 8.5% |
| Pending Sales | 52 | 65 | + 25.0% | 328 | 358 | + 9.1% |
| Closed Sales | 13 | 23 | + 76.9% | 62 | 119 | + 91.9% |
| Days on Market Until Sale | 53 | 60 | + 13.2% | 57 | 75 | + 31.6% |
| Median Sales Price* | \$131,000 | \$117,500 | - 10.3% | \$131,000 | \$140,000 | + 6.9% |
| Average Sales Price* | \$141,462 | \$178,600 | + 26.3% | \$141,081 | \$163,471 | + 15.9% |
| Percent of List Price Received* | 96.9% | 99.3% | + 2.5% | 96.1% | 96.6% | + 0.5% |
| Inventory of Homes for Sale | 164 | 150 | - 8.5% | — | — | — |
| Months Supply of Inventory | 3.6 | 3.3 | - 8.3% | — | — | — |

| Townhouse-Condo | July | | | Year to Date | | |
|---------------------------------|------|-----------|----------|--------------|-------------|----------|
| | 2018 | 2019 | % Change | Thru 7-2018 | Thru 7-2019 | % Change |
| New Listings | 2 | 1 | - 50.0% | 16 | 15 | - 6.3% |
| Pending Sales | 2 | 5 | + 150.0% | 17 | 12 | - 29.4% |
| Closed Sales | 0 | 1 | — | 4 | 3 | - 25.0% |
| Days on Market Until Sale | — | 192 | — | 50 | 144 | + 188.0% |
| Median Sales Price* | — | \$232,900 | — | \$154,500 | \$265,000 | + 71.5% |
| Average Sales Price* | — | \$232,900 | — | \$160,331 | \$259,967 | + 62.1% |
| Percent of List Price Received* | — | 99.6% | — | 98.7% | 103.5% | + 4.9% |
| Inventory of Homes for Sale | 4 | 7 | + 75.0% | — | — | — |
| Months Supply of Inventory | 1.8 | 3.5 | + 94.4% | — | — | — |

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

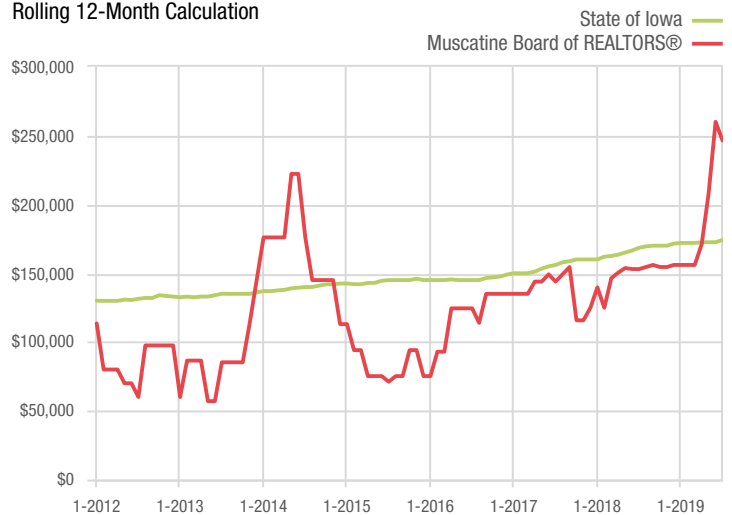
Median Sales Price - Single-Family Detached

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.