Local Market Update – October 2019
A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS®**

Iowa City Area Association of REALTORS®
Includes Cedar, Johnson, Keokuk and Washington Counties

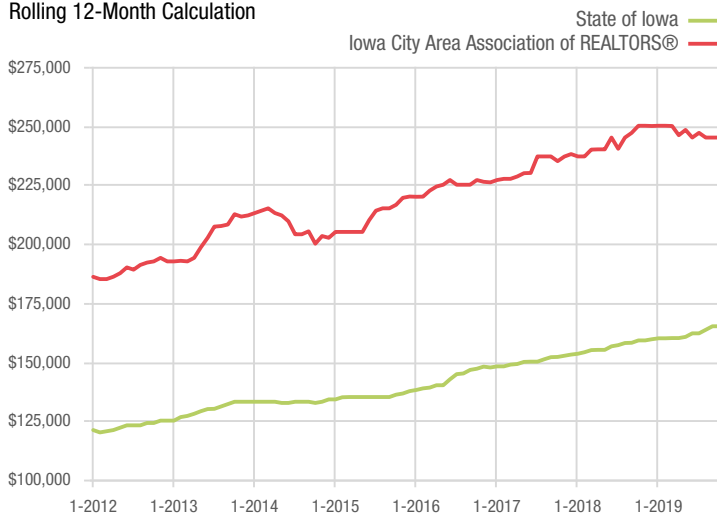### Single-Family Detached

Key Metrics	October			Year to Date		
	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	201	232	+ 15.4%	2,663	2,814	+ 5.7%
Pending Sales	124	157	+ 26.6%	1,797	1,920	+ 6.8%
Closed Sales	139	180	+ 29.5%	1,749	1,835	+ 4.9%
Days on Market Until Sale	56	73	+ 30.4%	63	65	+ 3.2%
Median Sales Price*	$234,000	$232,000	- 0.9%	$249,900	$246,000	- 1.6%
Average Sales Price*	$268,870	$253,281	- 5.8%	$272,563	$269,700	- 1.1%
Percent of List Price Received*	96.9%	96.9%	0.0%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	687	719	+ 4.7%	—	—	—
Months Supply of Inventory	4.1	4.0	- 2.4%	—	—	—

Townhouse-Condo

Key Metrics	October			Year to Date		
	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	72	81	+ 12.5%	1,327	1,241	- 6.5%
Pending Sales	80	45	- 43.8%	911	837	- 8.1%
Closed Sales	88	66	- 25.0%	905	836	- 7.6%
Days on Market Until Sale	70	82	+ 17.1%	62	73	+ 17.7%
Median Sales Price*	$192,250	$183,950	- 4.3%	$199,700	$194,950	- 2.4%
Average Sales Price*	$202,809	$188,338	- 7.1%	$206,124	$198,563	- 3.7%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	346	348	+ 0.6%	—	—	—
Months Supply of Inventory	4.1	4.5	+ 9.8%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
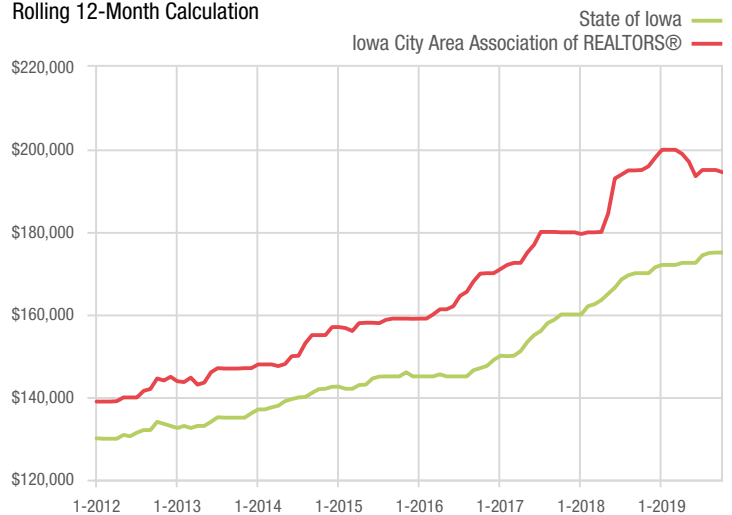
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Iowa City Area Association of REALTORS® —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Iowa City Area Association of REALTORS® —

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.