

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

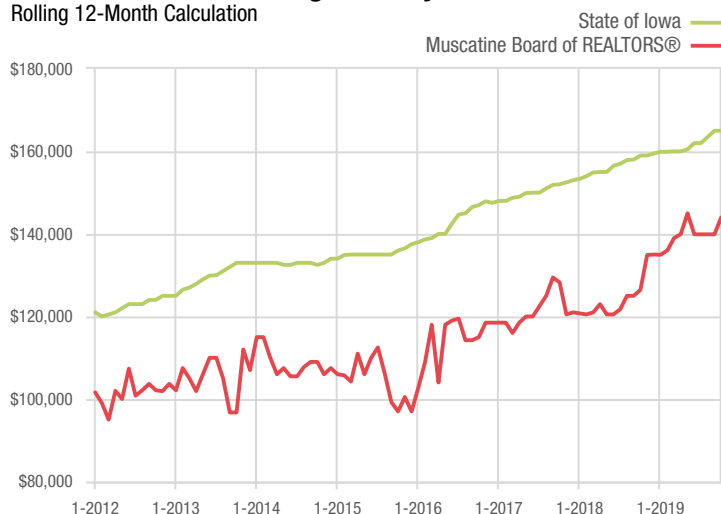
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	65	64	- 1.5%	670	619	- 7.6%
Pending Sales	50	38	- 24.0%	454	495	+ 9.0%
Closed Sales	15	20	+ 33.3%	97	159	+ 63.9%
Days on Market Until Sale	70	42	- 40.0%	62	73	+ 17.7%
Median Sales Price*	\$120,000	\$144,000	+ 20.0%	\$132,950	\$143,000	+ 7.6%
Average Sales Price*	\$134,140	\$158,196	+ 17.9%	\$144,055	\$160,276	+ 11.3%
Percent of List Price Received*	98.0%	96.0%	- 2.0%	96.2%	95.9%	- 0.3%
Inventory of Homes for Sale	206	168	- 18.4%	—	—	—
Months Supply of Inventory	4.7	3.6	- 23.4%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	0	- 100.0%	26	18	- 30.8%
Pending Sales	1	0	- 100.0%	22	16	- 27.3%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Days on Market Until Sale	7	—	—	41	107	+ 161.0%
Median Sales Price*	\$68,500	—	—	\$156,000	\$232,900	+ 49.3%
Average Sales Price*	\$68,500	—	—	\$160,832	\$214,560	+ 33.4%
Percent of List Price Received*	100.0%	—	—	98.7%	101.8%	+ 3.1%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	3.7	2.8	- 24.3%	—	—	—

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

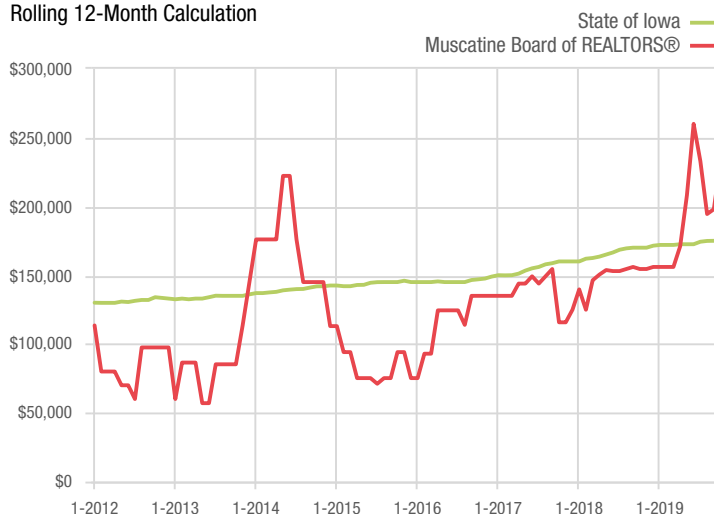
Median Sales Price - Single-Family Detached

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.