

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

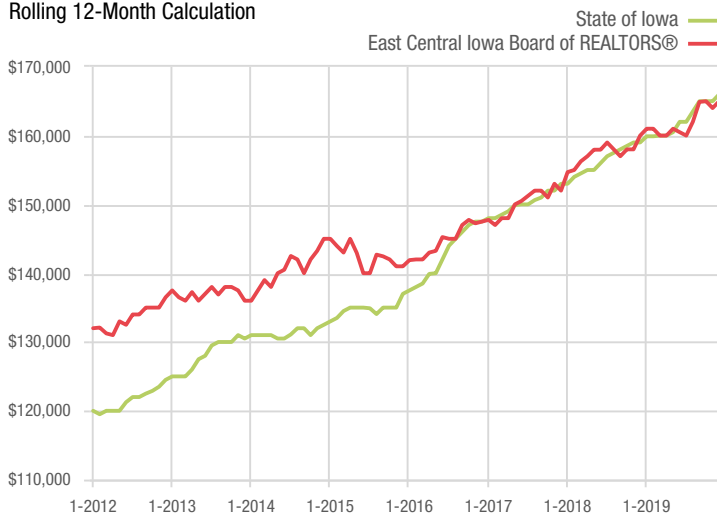
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	65	81	+ 24.6%	1,680	1,519	- 9.6%
Pending Sales	75	30	- 60.0%	1,402	1,205	- 14.1%
Closed Sales	93	106	+ 14.0%	1,400	1,264	- 9.7%
Days on Market Until Sale	57	50	- 12.3%	46	46	0.0%
Median Sales Price*	\$158,000	\$182,750	+ 15.7%	\$160,000	\$165,000	+ 3.1%
Average Sales Price*	\$203,009	\$231,574	+ 14.1%	\$183,894	\$199,348	+ 8.4%
Percent of List Price Received*	96.3%	96.4%	+ 0.1%	96.9%	97.0%	+ 0.1%
Inventory of Homes for Sale	234	271	+ 15.8%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	2	5	+ 150.0%	153	157	+ 2.6%
Pending Sales	8	2	- 75.0%	130	110	- 15.4%
Closed Sales	10	11	+ 10.0%	120	128	+ 6.7%
Days on Market Until Sale	82	45	- 45.1%	79	60	- 24.1%
Median Sales Price*	\$170,500	\$161,000	- 5.6%	\$182,750	\$205,000	+ 12.2%
Average Sales Price*	\$209,534	\$179,127	- 14.5%	\$194,042	\$207,470	+ 6.9%
Percent of List Price Received*	99.8%	96.4%	- 3.4%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	2.9	4.5	+ 55.2%	—	—	—

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

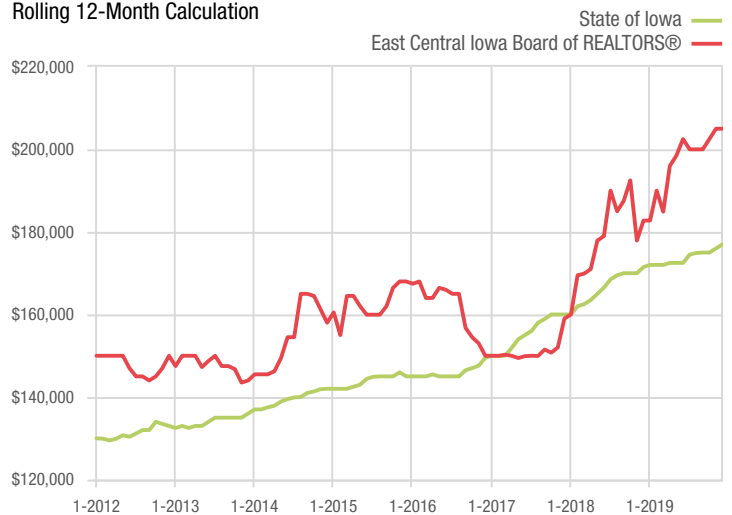
Median Sales Price - Single-Family Detached

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.