

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

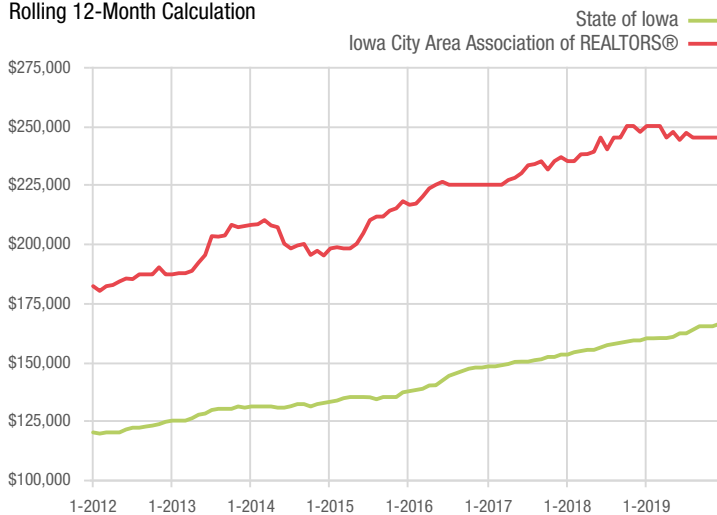
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	106	124	+ 17.0%	2,925	3,099	+ 5.9%
Pending Sales	89	113	+ 27.0%	2,020	2,164	+ 7.1%
Closed Sales	106	135	+ 27.4%	1,995	2,106	+ 5.6%
Days on Market Until Sale	63	75	+ 19.0%	63	66	+ 4.8%
Median Sales Price*	\$235,000	\$230,000	- 2.1%	\$247,400	\$245,000	- 1.0%
Average Sales Price*	\$252,365	\$258,834	+ 2.6%	\$269,581	\$268,981	- 0.2%
Percent of List Price Received*	96.7%	97.1%	+ 0.4%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	695	711	+ 2.3%	—	—	—
Months Supply of Inventory	4.1	3.9	- 4.9%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	33	56	+ 69.7%	1,414	1,357	- 4.0%
Pending Sales	46	50	+ 8.7%	1,005	939	- 6.6%
Closed Sales	50	65	+ 30.0%	1,013	941	- 7.1%
Days on Market Until Sale	78	101	+ 29.5%	64	75	+ 17.2%
Median Sales Price*	\$198,625	\$202,000	+ 1.7%	\$198,000	\$195,000	- 1.5%
Average Sales Price*	\$206,583	\$209,501	+ 1.4%	\$206,168	\$199,700	- 3.1%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	280	290	+ 3.6%	—	—	—
Months Supply of Inventory	3.3	3.7	+ 12.1%	—	—	—

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

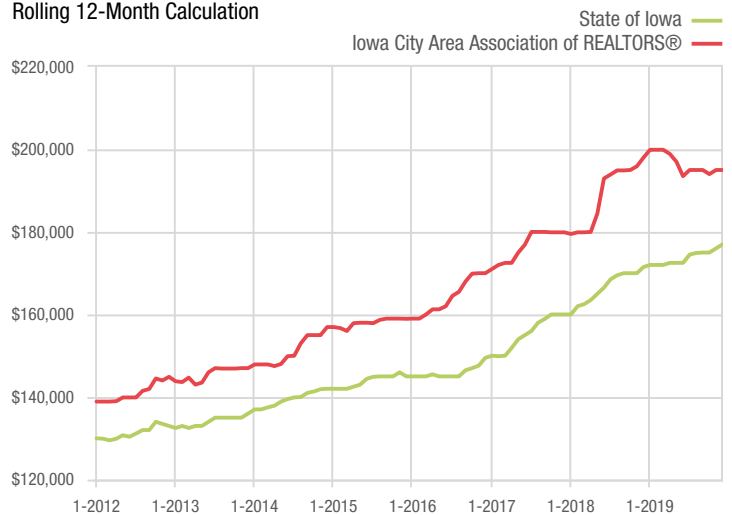
Median Sales Price - Single-Family Detached

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.