

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

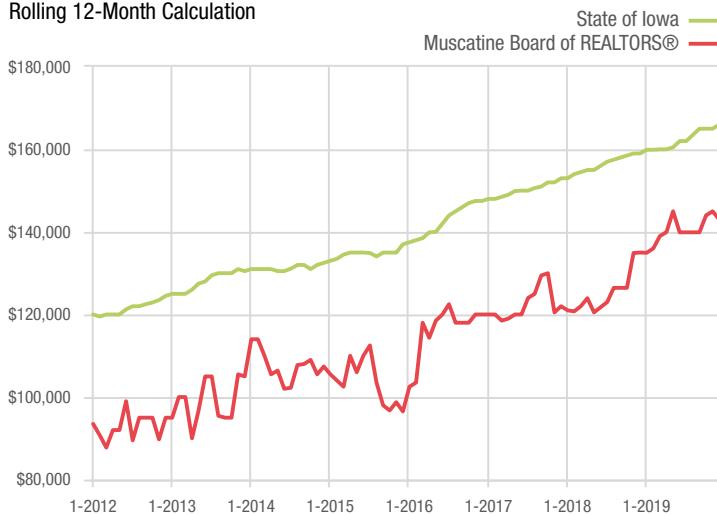
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	38	48	+ 26.3%	752	724	- 3.7%
Pending Sales	26	27	+ 3.8%	520	564	+ 8.5%
Closed Sales	17	8	- 52.9%	128	183	+ 43.0%
Days on Market Until Sale	49	124	+ 153.1%	61	74	+ 21.3%
Median Sales Price*	\$160,500	\$136,500	- 15.0%	\$135,000	\$143,000	+ 5.9%
Average Sales Price*	\$164,294	\$141,438	- 13.9%	\$148,588	\$158,204	+ 6.5%
Percent of List Price Received*	95.0%	92.3%	- 2.8%	95.9%	95.4%	- 0.5%
Inventory of Homes for Sale	186	168	- 9.7%	—	—	—
Months Supply of Inventory	4.3	3.6	- 16.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	2	0	- 100.0%	28	19	- 32.1%
Pending Sales	0	2	—	25	20	- 20.0%
Closed Sales	0	1	—	7	6	- 14.3%
Days on Market Until Sale	—	176	—	41	119	+ 190.2%
Median Sales Price*	—	\$162,500	—	\$156,000	\$197,950	+ 26.9%
Average Sales Price*	—	\$162,500	—	\$160,832	\$205,883	+ 28.0%
Percent of List Price Received*	—	95.6%	—	98.7%	100.7%	+ 2.0%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

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

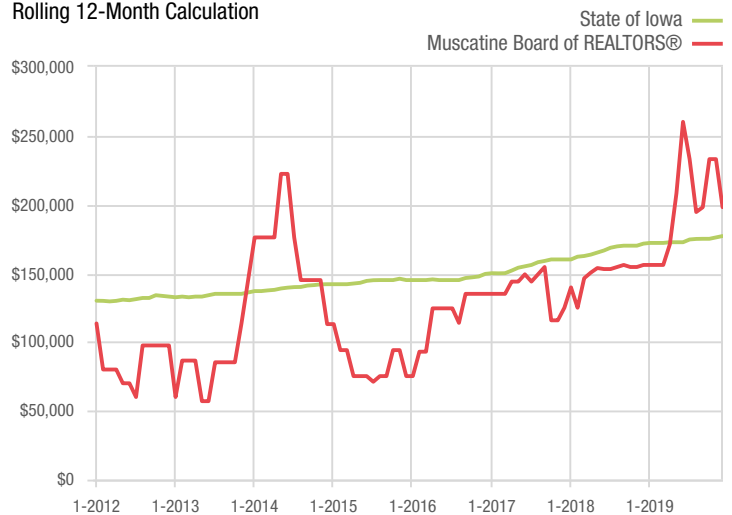
Median Sales Price - Single-Family Detached

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.