

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

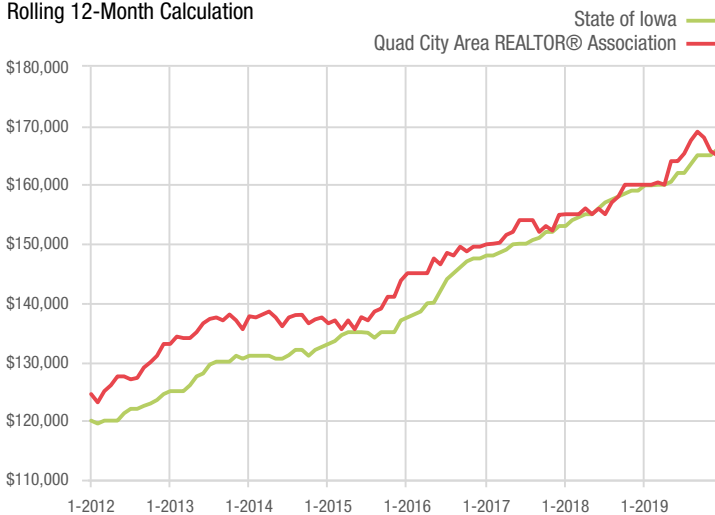
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	191	190	- 0.5%	3,976	3,977	+ 0.0%
Pending Sales	163	160	- 1.8%	2,818	2,872	+ 1.9%
Closed Sales	173	190	+ 9.8%	2,802	2,840	+ 1.4%
Days on Market Until Sale	40	43	+ 7.5%	44	40	- 9.1%
Median Sales Price*	\$154,000	\$155,000	+ 0.6%	\$160,000	\$165,000	+ 3.1%
Average Sales Price*	\$201,841	\$187,957	- 6.9%	\$198,892	\$207,064	+ 4.1%
Percent of List Price Received*	96.0%	96.1%	+ 0.1%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	711	691	- 2.8%	—	—	—
Months Supply of Inventory	3.0	2.9	- 3.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	7	18	+ 157.1%	238	387	+ 62.6%
Pending Sales	12	21	+ 75.0%	191	288	+ 50.8%
Closed Sales	11	23	+ 109.1%	189	274	+ 45.0%
Days on Market Until Sale	36	50	+ 38.9%	42	45	+ 7.1%
Median Sales Price*	\$155,500	\$203,000	+ 30.5%	\$150,000	\$165,375	+ 10.3%
Average Sales Price*	\$165,172	\$217,650	+ 31.8%	\$160,232	\$181,953	+ 13.6%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	40	69	+ 72.5%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

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

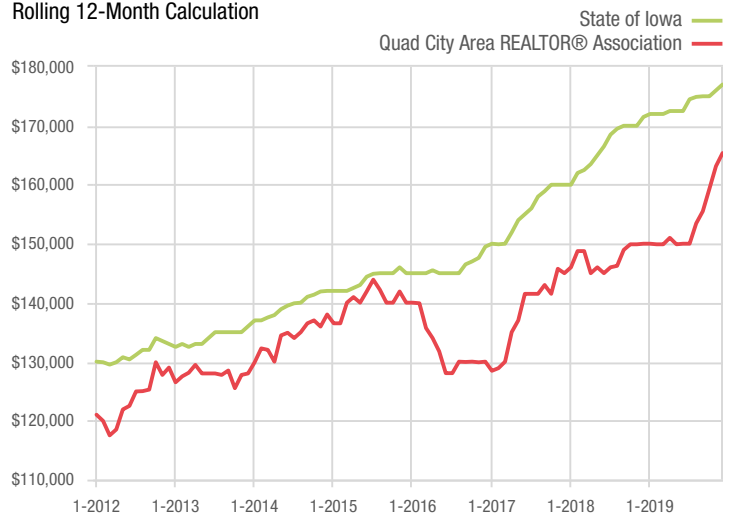
Median Sales Price - Single-Family Detached

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.