

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

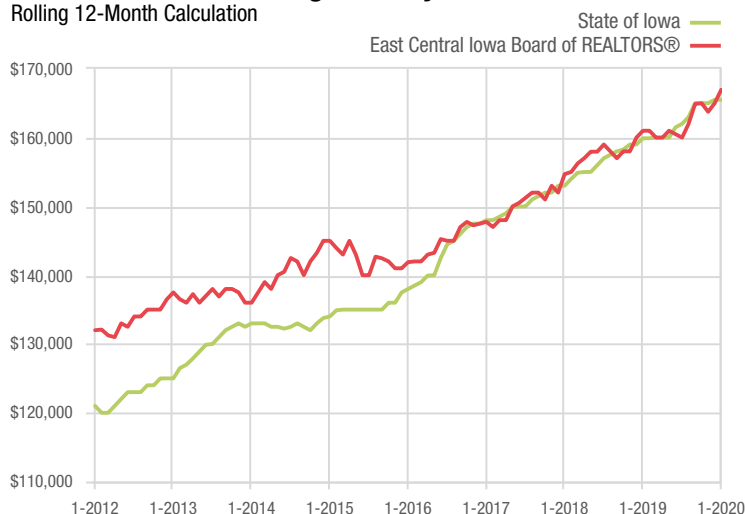
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	98	82	- 16.3%	98	82	- 16.3%
Pending Sales	82	56	- 31.7%	82	56	- 31.7%
Closed Sales	87	77	- 11.5%	87	77	- 11.5%
Days on Market Until Sale	57	49	- 14.0%	57	49	- 14.0%
Median Sales Price*	\$165,000	\$180,000	+ 9.1%	\$165,000	\$180,000	+ 9.1%
Average Sales Price*	\$185,217	\$213,582	+ 15.3%	\$185,217	\$213,582	+ 15.3%
Percent of List Price Received*	96.1%	97.5%	+ 1.5%	96.1%	97.5%	+ 1.5%
Inventory of Homes for Sale	229	238	+ 3.9%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	19	11	- 42.1%	19	11	- 42.1%
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	50	72	+ 44.0%	50	72	+ 44.0%
Median Sales Price*	\$234,900	\$259,900	+ 10.6%	\$234,900	\$259,900	+ 10.6%
Average Sales Price*	\$209,560	\$260,180	+ 24.2%	\$209,560	\$260,180	+ 24.2%
Percent of List Price Received*	97.0%	99.8%	+ 2.9%	97.0%	99.8%	+ 2.9%
Inventory of Homes for Sale	36	39	+ 8.3%	—	—	—
Months Supply of Inventory	3.3	4.3	+ 30.3%	—	—	—

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

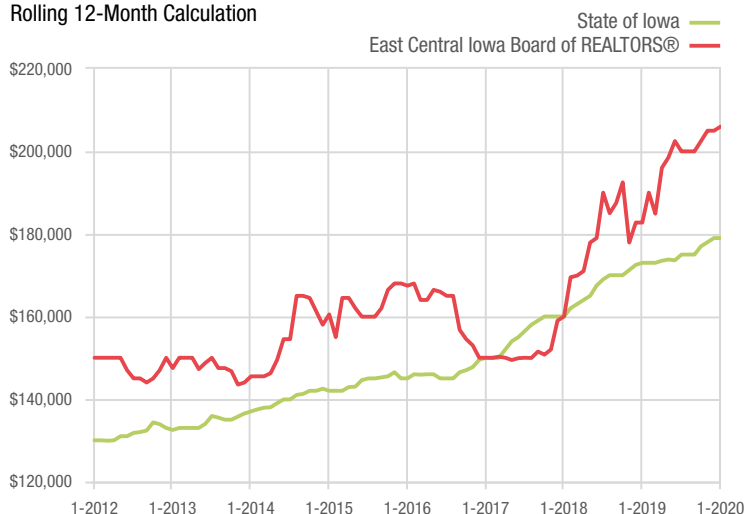
Median Sales Price - Single-Family Detached

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.