

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

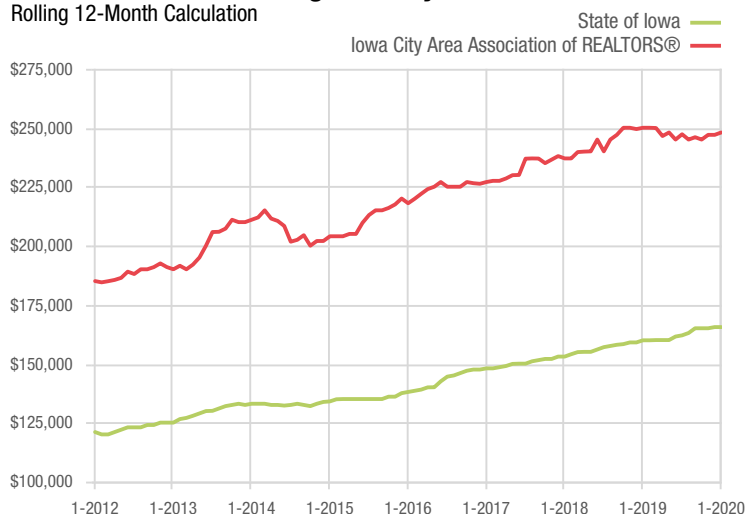
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	293	257	- 12.3%	293	257	- 12.3%
Pending Sales	99	127	+ 28.3%	99	127	+ 28.3%
Closed Sales	75	83	+ 10.7%	75	83	+ 10.7%
Days on Market Until Sale	75	68	- 9.3%	75	68	- 9.3%
Median Sales Price*	\$231,000	\$257,750	+ 11.6%	\$231,000	\$257,750	+ 11.6%
Average Sales Price*	\$256,924	\$276,523	+ 7.6%	\$256,924	\$276,523	+ 7.6%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%
Inventory of Homes for Sale	628	579	- 7.8%	—	—	—
Months Supply of Inventory	3.8	3.2	- 15.8%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	216	296	+ 37.0%	216	296	+ 37.0%
Pending Sales	44	41	- 6.8%	44	41	- 6.8%
Closed Sales	26	33	+ 26.9%	26	33	+ 26.9%
Days on Market Until Sale	78	73	- 6.4%	78	73	- 6.4%
Median Sales Price*	\$203,000	\$201,000	- 1.0%	\$203,000	\$201,000	- 1.0%
Average Sales Price*	\$203,258	\$195,844	- 3.6%	\$203,258	\$195,844	- 3.6%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	344	413	+ 20.1%	—	—	—
Months Supply of Inventory	4.1	5.3	+ 29.3%	—	—	—

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

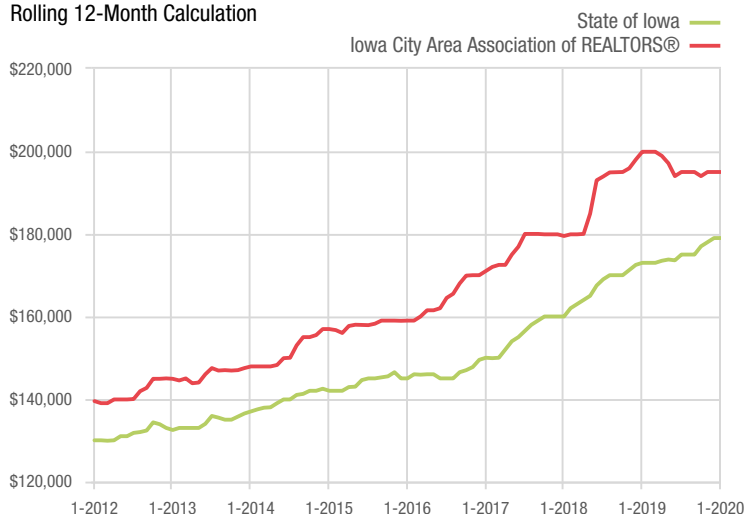
Median Sales Price - Single-Family Detached

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.