

# Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

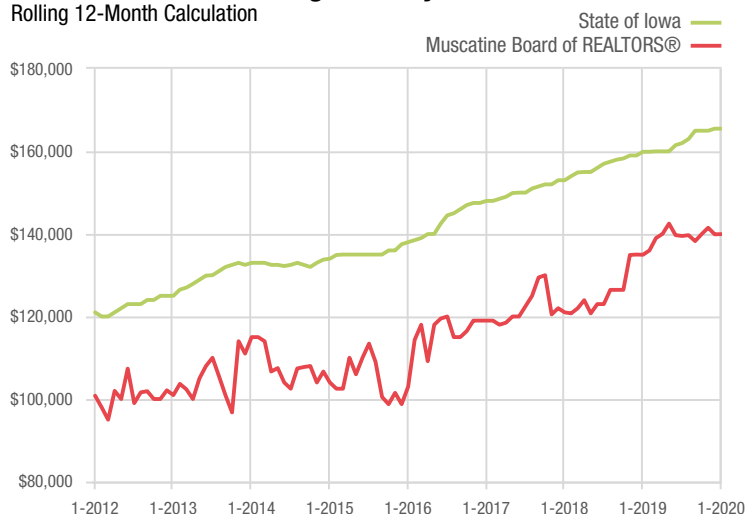
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	52	65	+ 25.0%	52	65	+ 25.0%
Pending Sales	44	48	+ 9.1%	44	48	+ 9.1%
Closed Sales	7	12	+ 71.4%	7	12	+ 71.4%
Days on Market Until Sale	72	48	- 33.3%	72	48	- 33.3%
Median Sales Price*	\$76,000	<b>\$134,500</b>	+ 77.0%	\$76,000	<b>\$134,500</b>	+ 77.0%
Average Sales Price*	\$117,214	<b>\$152,958</b>	+ 30.5%	\$117,214	<b>\$152,958</b>	+ 30.5%
Percent of List Price Received*	90.0%	<b>101.2%</b>	+ 12.4%	90.0%	<b>101.2%</b>	+ 12.4%
Inventory of Homes for Sale	175	172	- 1.7%	—	—	—
Months Supply of Inventory	4.0	3.6	- 10.0%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

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

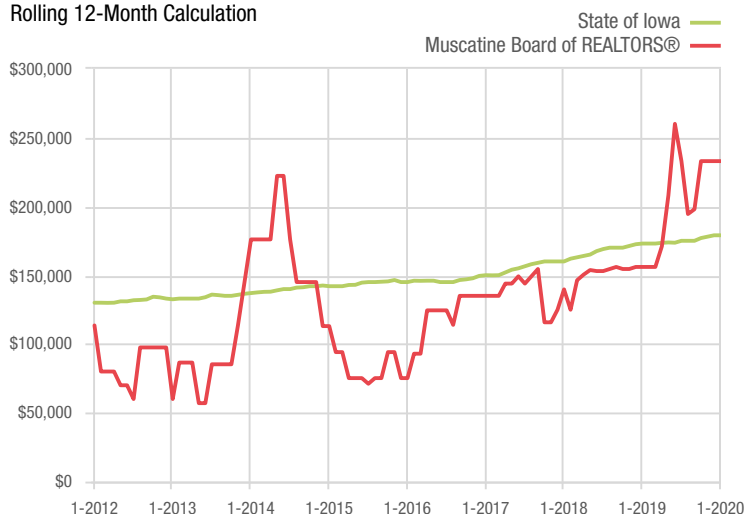
### Median Sales Price - Single-Family Detached

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.