

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

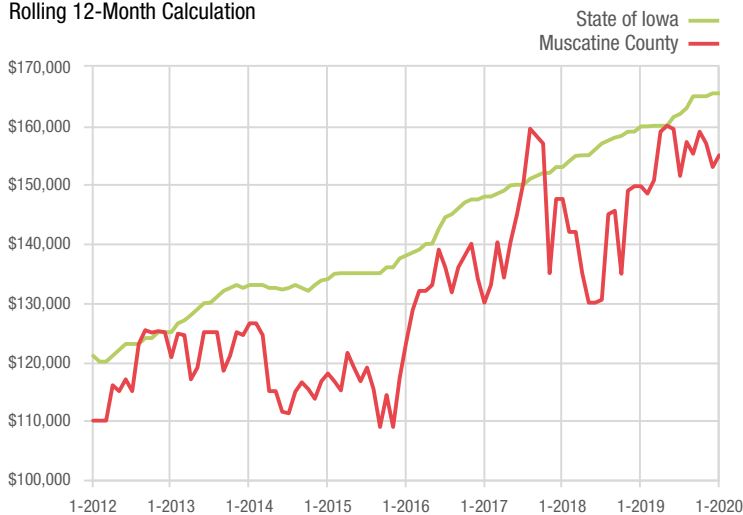
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	40	52	+ 30.0%	40	52	+ 30.0%
Pending Sales	39	43	+ 10.3%	39	43	+ 10.3%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Days on Market Until Sale	66	24	- 63.6%	66	24	- 63.6%
Median Sales Price*	\$84,000	\$207,000	+ 146.4%	\$84,000	\$207,000	+ 146.4%
Average Sales Price*	\$124,083	\$195,625	+ 57.7%	\$124,083	\$195,625	+ 57.7%
Percent of List Price Received*	88.7%	97.7%	+ 10.1%	88.7%	97.7%	+ 10.1%
Inventory of Homes for Sale	142	126	- 11.3%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

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.

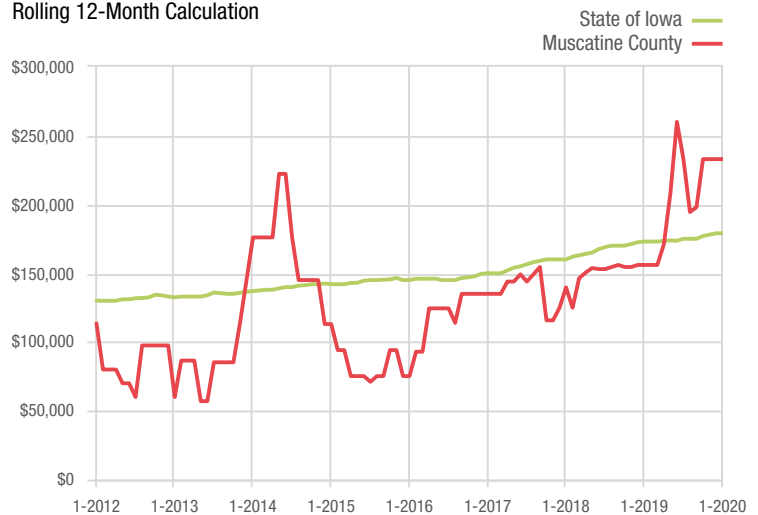
Median Sales Price - Single-Family Detached

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.