

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

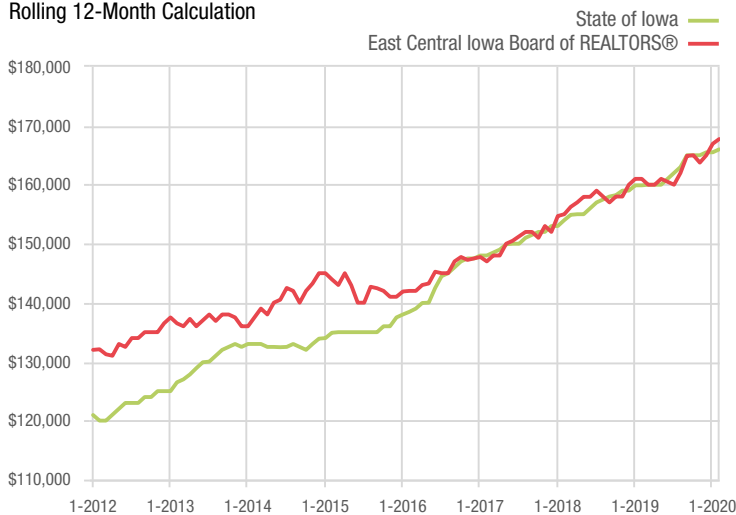
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	82	108	+ 31.7%	180	190	+ 5.6%
Pending Sales	80	36	- 55.0%	162	112	- 30.9%
Closed Sales	68	64	- 5.9%	155	141	- 9.0%
Days on Market Until Sale	55	51	- 7.3%	56	50	- 10.7%
Median Sales Price*	\$157,000	\$165,500	+ 5.4%	\$162,500	\$172,000	+ 5.8%
Average Sales Price*	\$167,106	\$206,699	+ 23.7%	\$177,271	\$210,458	+ 18.7%
Percent of List Price Received*	95.8%	98.4%	+ 2.7%	95.9%	97.9%	+ 2.1%
Inventory of Homes for Sale	218	277	+ 27.1%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	7	11	+ 57.1%	26	22	- 15.4%
Pending Sales	12	3	- 75.0%	18	8	- 55.6%
Closed Sales	12	3	- 75.0%	17	8	- 52.9%
Days on Market Until Sale	73	104	+ 42.5%	66	84	+ 27.3%
Median Sales Price*	\$255,764	\$224,900	- 12.1%	\$240,000	\$247,950	+ 3.3%
Average Sales Price*	\$248,595	\$253,967	+ 2.2%	\$237,114	\$257,850	+ 8.7%
Percent of List Price Received*	103.4%	98.6%	- 4.6%	101.5%	99.3%	- 2.2%
Inventory of Homes for Sale	28	42	+ 50.0%	—	—	—
Months Supply of Inventory	2.5	4.8	+ 92.0%	—	—	—

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

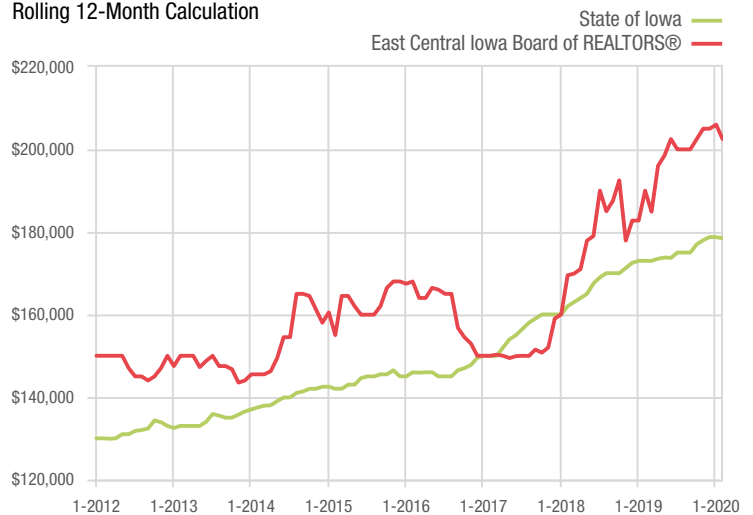
### Median Sales Price - Single-Family Detached

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.