

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

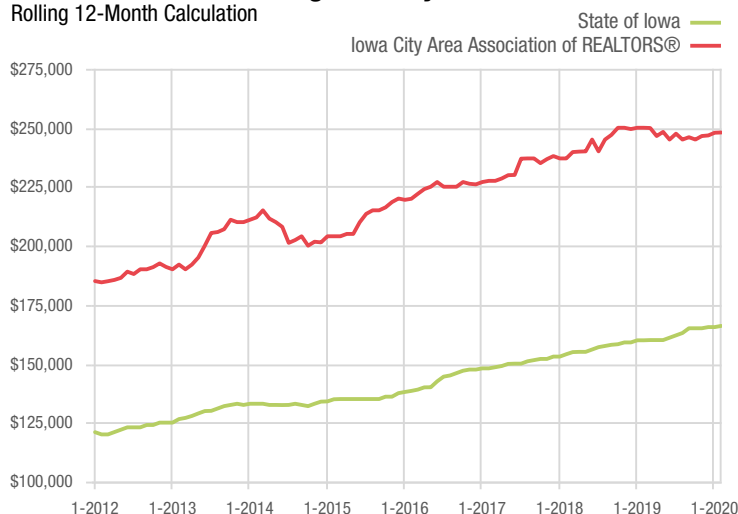
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	191	258	+ 35.1%	484	515	+ 6.4%
Pending Sales	115	122	+ 6.1%	214	253	+ 18.2%
Closed Sales	93	95	+ 2.2%	168	179	+ 6.5%
Days on Market Until Sale	86	74	- 14.0%	81	71	- 12.3%
Median Sales Price*	\$240,000	\$235,000	- 2.1%	\$238,000	\$245,000	+ 2.9%
Average Sales Price*	\$254,577	\$265,567	+ 4.3%	\$255,625	\$269,767	+ 5.5%
Percent of List Price Received*	96.2%	98.3%	+ 2.2%	96.6%	97.6%	+ 1.0%
Inventory of Homes for Sale	650	660	+ 1.5%	—	—	—
Months Supply of Inventory	3.9	3.6	- 7.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	92	124	+ 34.8%	308	419	+ 36.0%
Pending Sales	52	76	+ 46.2%	96	120	+ 25.0%
Closed Sales	40	47	+ 17.5%	66	79	+ 19.7%
Days on Market Until Sale	106	67	- 36.8%	95	69	- 27.4%
Median Sales Price*	\$183,950	\$169,900	- 7.6%	\$196,950	\$178,500	- 9.4%
Average Sales Price*	\$185,561	\$173,736	- 6.4%	\$192,533	\$182,170	- 5.4%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	372	445	+ 19.6%	—	—	—
Months Supply of Inventory	4.5	5.6	+ 24.4%	—	—	—

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

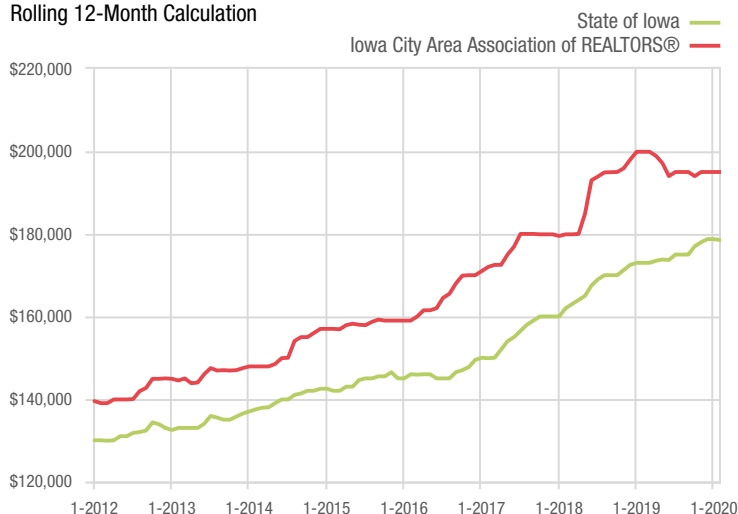
Median Sales Price - Single-Family Detached

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.