

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

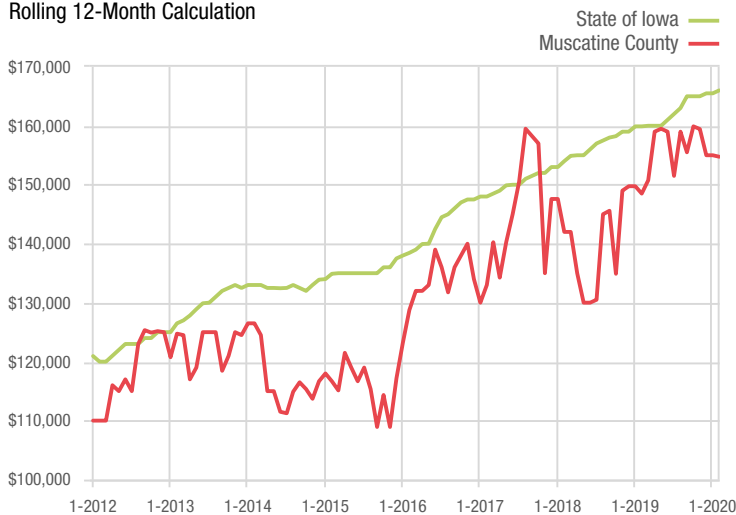
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	37	54	+ 45.9%	78	106	+ 35.9%
Pending Sales	27	42	+ 55.6%	66	85	+ 28.8%
Closed Sales	5	12	+ 140.0%	11	20	+ 81.8%
Days on Market Until Sale	61	83	+ 36.1%	64	60	- 6.3%
Median Sales Price*	\$139,500	\$91,500	- 34.4%	\$120,000	\$120,500	+ 0.4%
Average Sales Price*	\$177,848	\$105,080	- 40.9%	\$148,522	\$141,298	- 4.9%
Percent of List Price Received*	97.2%	104.0%	+ 7.0%	92.6%	101.5%	+ 9.6%
Inventory of Homes for Sale	134	127	- 5.2%	—	—	—
Months Supply of Inventory	3.6	3.0	- 16.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	0	2	—	1	3	+ 200.0%
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	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

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

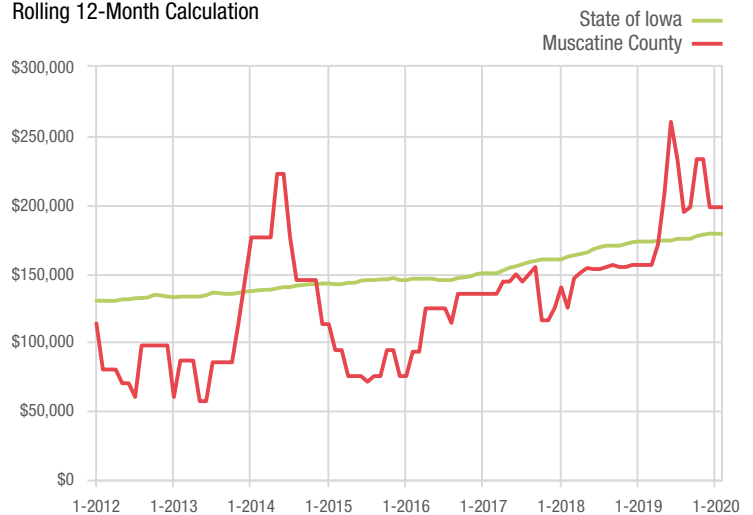
Median Sales Price - Single-Family Detached

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.