

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

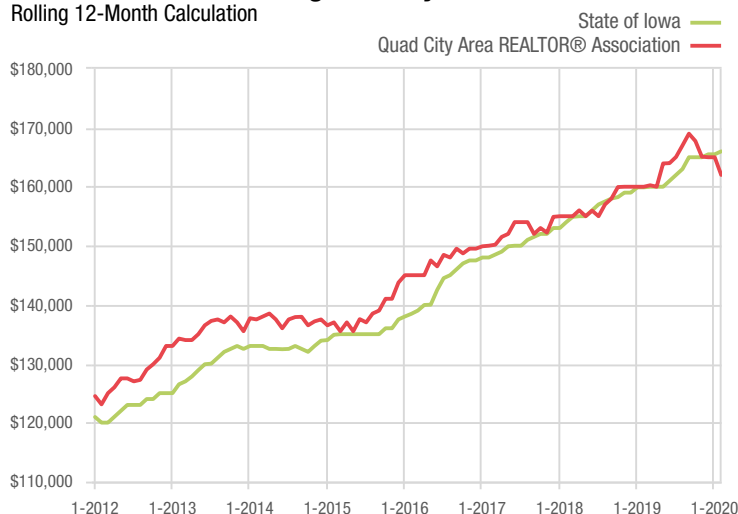
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	224	224	0.0%	469	495	+ 5.5%
Pending Sales	191	223	+ 16.8%	374	439	+ 17.4%
Closed Sales	161	187	+ 16.1%	298	332	+ 11.4%
Days on Market Until Sale	52	50	- 3.8%	59	53	- 10.2%
Median Sales Price*	\$173,500	\$147,000	- 15.3%	\$172,000	\$147,000	- 14.5%
Average Sales Price*	\$221,274	\$179,647	- 18.8%	\$214,124	\$185,540	- 13.3%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	96.6%	96.9%	+ 0.3%
Inventory of Homes for Sale	608	599	- 1.5%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	20	29	+ 45.0%	41	64	+ 56.1%
Pending Sales	14	20	+ 42.9%	25	43	+ 72.0%
Closed Sales	12	16	+ 33.3%	19	42	+ 121.1%
Days on Market Until Sale	45	45	0.0%	45	43	- 4.4%
Median Sales Price*	\$135,500	\$159,500	+ 17.7%	\$150,000	\$164,625	+ 9.8%
Average Sales Price*	\$153,123	\$163,464	+ 6.8%	\$164,583	\$175,131	+ 6.4%
Percent of List Price Received*	96.8%	97.4%	+ 0.6%	98.0%	97.3%	- 0.7%
Inventory of Homes for Sale	48	81	+ 68.8%	—	—	—
Months Supply of Inventory	2.9	3.2	+ 10.3%	—	—	—

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

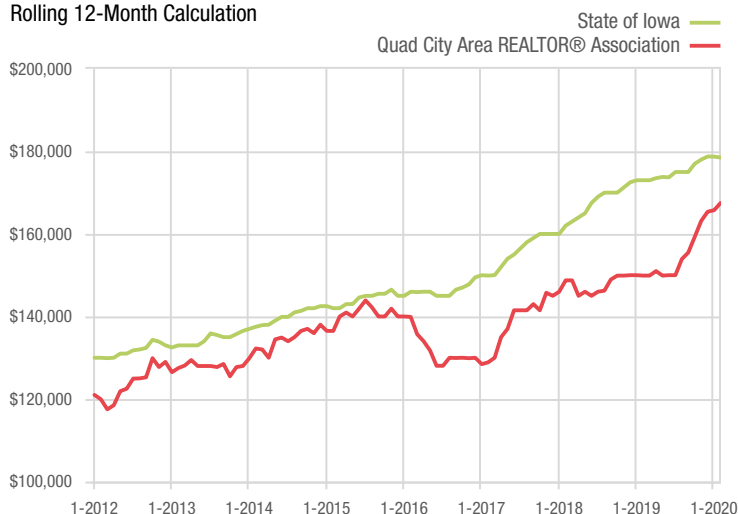
Median Sales Price - Single-Family Detached

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.