

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

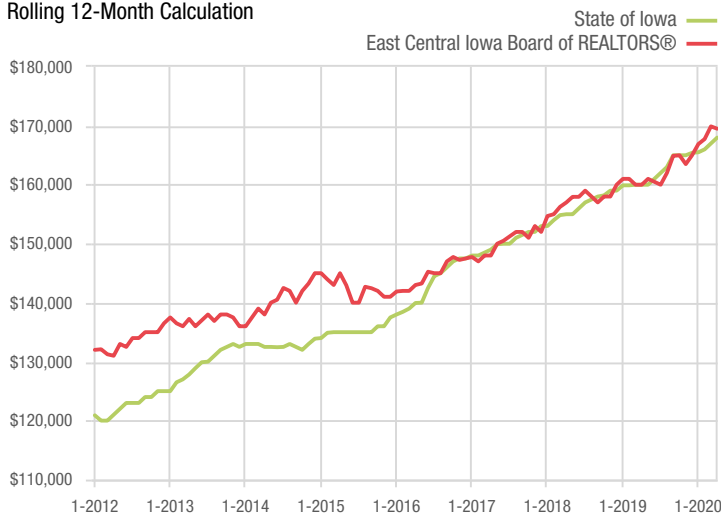
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	147	112	- 23.8%	442	439	- 0.7%
Pending Sales	120	50	- 58.3%	375	324	- 13.6%
Closed Sales	90	110	+ 22.2%	324	319	- 1.5%
Days on Market Until Sale	57	51	- 10.5%	58	51	- 12.1%
Median Sales Price*	\$172,500	\$159,500	- 7.5%	\$157,750	\$167,500	+ 6.2%
Average Sales Price*	\$206,730	\$184,538	- 10.7%	\$185,965	\$196,492	+ 5.7%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	96.4%	97.8%	+ 1.5%
Inventory of Homes for Sale	242	285	+ 17.8%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	18	11	- 38.9%	54	41	- 24.1%
Pending Sales	16	5	- 68.8%	46	29	- 37.0%
Closed Sales	10	9	- 10.0%	39	26	- 33.3%
Days on Market Until Sale	52	18	- 65.4%	68	56	- 17.6%
Median Sales Price*	\$249,500	\$252,500	+ 1.2%	\$230,000	\$222,450	- 3.3%
Average Sales Price*	\$244,510	\$242,473	- 0.8%	\$230,971	\$225,402	- 2.4%
Percent of List Price Received*	98.6%	100.6%	+ 2.0%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	27	36	+ 33.3%	—	—	—
Months Supply of Inventory	2.5	4.4	+ 76.0%	—	—	—

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

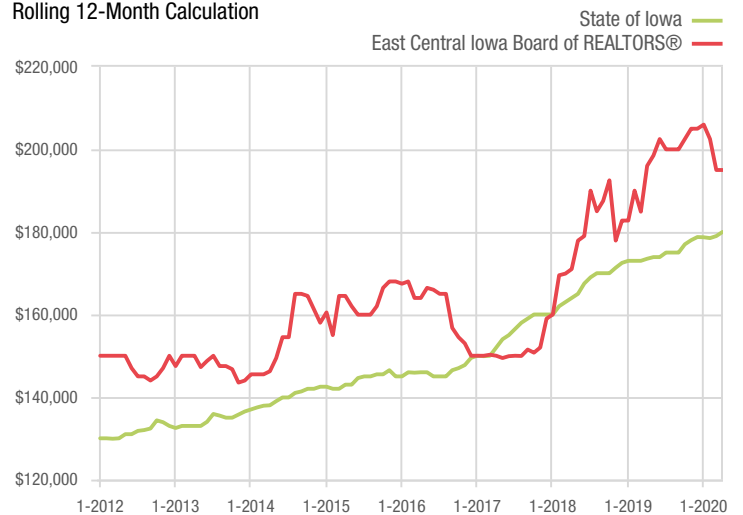
Median Sales Price - Single-Family Detached

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.