

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

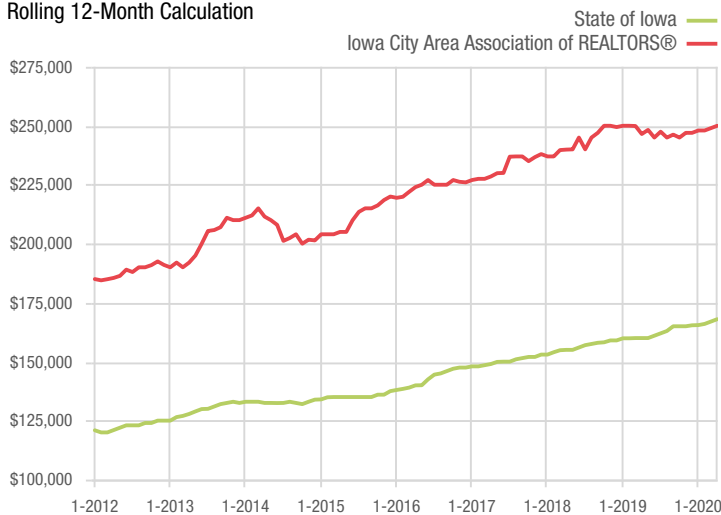
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	330	225	- 31.8%	1,154	1,101	- 4.6%
Pending Sales	234	197	- 15.8%	648	634	- 2.2%
Closed Sales	156	178	+ 14.1%	447	512	+ 14.5%
Days on Market Until Sale	70	61	- 12.9%	74	68	- 8.1%
Median Sales Price*	\$225,000	\$253,800	+ 12.8%	\$230,000	\$246,500	+ 7.2%
Average Sales Price*	\$250,181	\$279,709	+ 11.8%	\$256,490	\$270,137	+ 5.3%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	778	762	- 2.1%	—	—	—
Months Supply of Inventory	4.7	4.3	- 8.5%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	162	111	- 31.5%	628	711	+ 13.2%
Pending Sales	129	84	- 34.9%	325	319	- 1.8%
Closed Sales	67	81	+ 20.9%	186	218	+ 17.2%
Days on Market Until Sale	78	65	- 16.7%	83	70	- 15.7%
Median Sales Price*	\$187,000	\$204,000	+ 9.1%	\$195,800	\$195,000	- 0.4%
Average Sales Price*	\$218,766	\$212,898	- 2.7%	\$208,483	\$200,065	- 4.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	423	496	+ 17.3%	—	—	—
Months Supply of Inventory	5.0	6.4	+ 28.0%	—	—	—

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

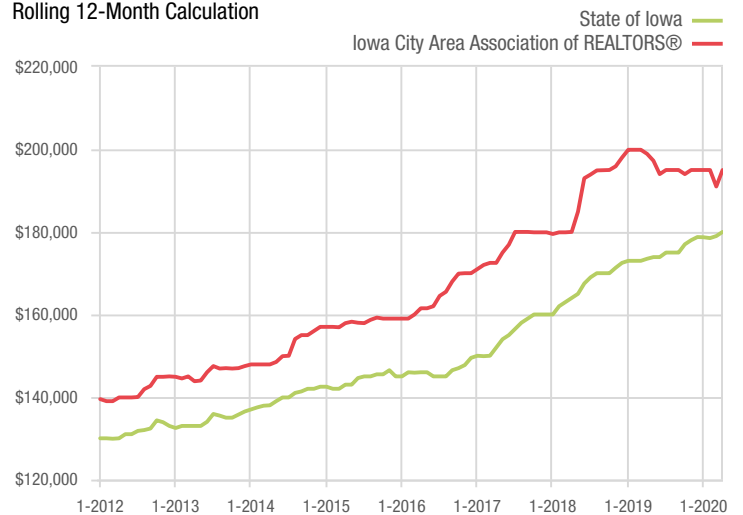
Median Sales Price - Single-Family Detached

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.