

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

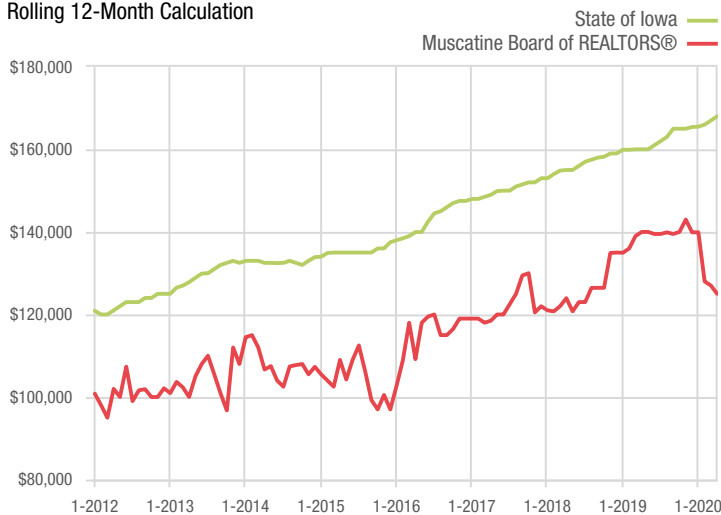
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	63	50	- 20.6%	214	243	+ 13.6%
Pending Sales	62	48	- 22.6%	184	193	+ 4.9%
Closed Sales	15	13	- 13.3%	45	59	+ 31.1%
Days on Market Until Sale	84	70	- 16.7%	83	62	- 25.3%
Median Sales Price*	\$159,000	<b>\$129,500</b>	- 18.6%	\$140,000	<b>\$110,000</b>	- 21.4%
Average Sales Price*	\$164,933	<b>\$145,077</b>	- 12.0%	\$155,703	<b>\$142,289</b>	- 8.6%
Percent of List Price Received*	97.9%	<b>92.1%</b>	- 5.9%	96.1%	<b>100.1%</b>	+ 4.2%
Inventory of Homes for Sale	158	<b>162</b>	+ 2.5%	—	—	—
Months Supply of Inventory	3.5	<b>3.4</b>	- 2.9%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	5	+ 400.0%	6	9	+ 50.0%
Pending Sales	2	4	+ 100.0%	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	20	—	—	20	—	—
Median Sales Price*	\$282,000	—	—	\$282,000	—	—
Average Sales Price*	\$282,000	—	—	\$282,000	—	—
Percent of List Price Received*	98.6%	—	—	98.6%	—	—
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.7	<b>1.7</b>	- 54.1%	—	—	—

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

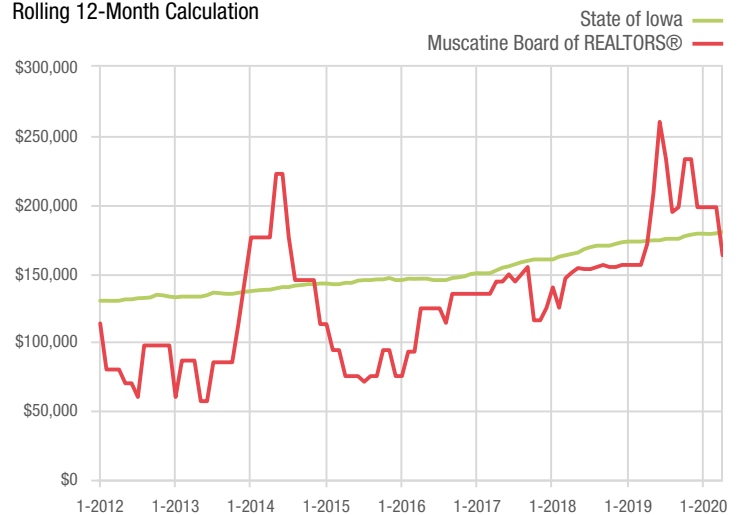
### Median Sales Price - Single-Family Detached

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.