

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

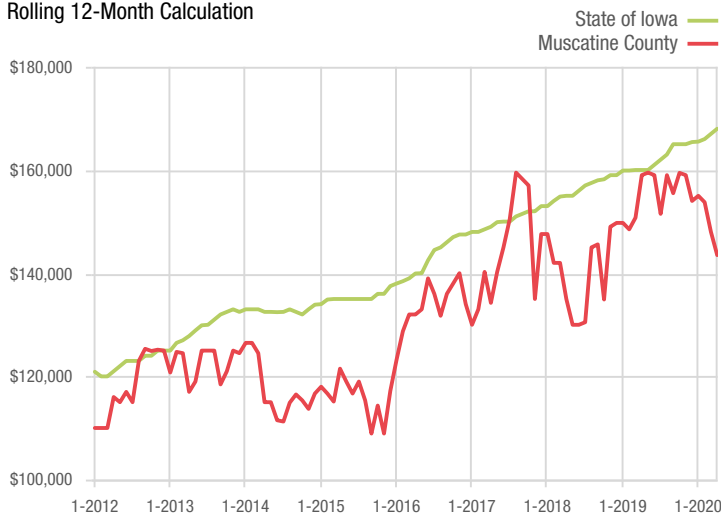
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	53	42	- 20.8%	177	204	+ 15.3%
Pending Sales	59	39	- 33.9%	160	161	+ 0.6%
Closed Sales	13	5	- 61.5%	30	36	+ 20.0%
Days on Market Until Sale	84	72	- 14.3%	72	54	- 25.0%
Median Sales Price*	\$160,000	\$260,000	+ 62.5%	\$151,500	\$131,950	- 12.9%
Average Sales Price*	\$177,200	\$202,100	+ 14.1%	\$175,673	\$175,515	- 0.1%
Percent of List Price Received*	97.8%	96.7%	- 1.1%	95.6%	102.2%	+ 6.9%
Inventory of Homes for Sale	128	129	+ 0.8%	—	—	—
Months Supply of Inventory	3.3	3.2	- 3.0%	—	—	—

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	1.7	- 54.1%	—	—	—

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

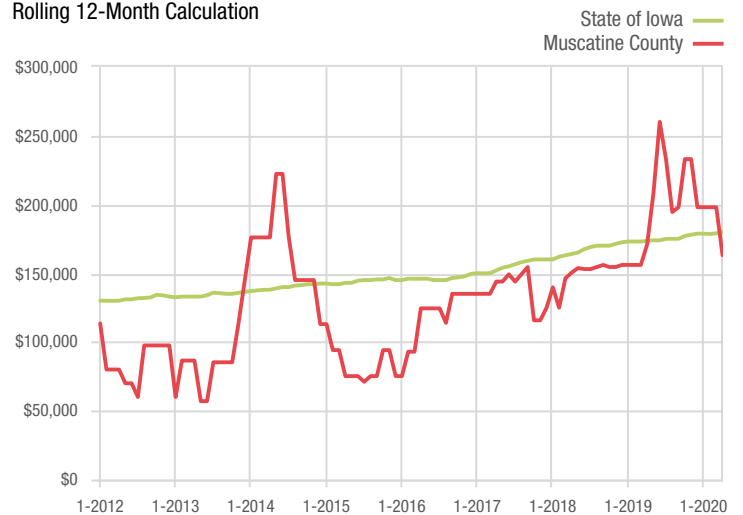
Median Sales Price - Single-Family Detached

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.