

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

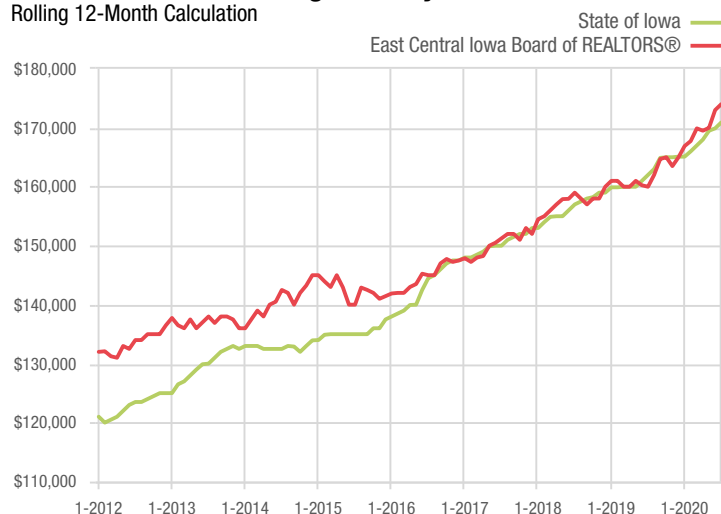
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	161	166	+ 3.1%	943	906	- 3.9%
Pending Sales	100	73	- 27.0%	756	743	- 1.7%
Closed Sales	158	161	+ 1.9%	719	717	- 0.3%
Days on Market Until Sale	32	32	0.0%	50	42	- 16.0%
Median Sales Price*	\$164,250	\$169,900	+ 3.4%	\$162,000	\$175,000	+ 8.0%
Average Sales Price*	\$191,215	\$198,065	+ 3.6%	\$191,410	\$202,502	+ 5.8%
Percent of List Price Received*	97.3%	97.9%	+ 0.6%	97.0%	97.8%	+ 0.8%
Inventory of Homes for Sale	306	282	- 7.8%	—	—	—
Months Supply of Inventory	2.9	2.8	- 3.4%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	10	16	+ 60.0%	102	87	- 14.7%
Pending Sales	11	6	- 45.5%	79	73	- 7.6%
Closed Sales	16	21	+ 31.3%	81	66	- 18.5%
Days on Market Until Sale	28	47	+ 67.9%	58	62	+ 6.9%
Median Sales Price*	\$196,000	\$172,000	- 12.2%	\$209,000	\$211,000	+ 1.0%
Average Sales Price*	\$207,294	\$190,257	- 8.2%	\$219,448	\$207,866	- 5.3%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	99.8%	98.4%	- 1.4%
Inventory of Homes for Sale	34	33	- 2.9%	—	—	—
Months Supply of Inventory	3.2	3.6	+ 12.5%	—	—	—

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

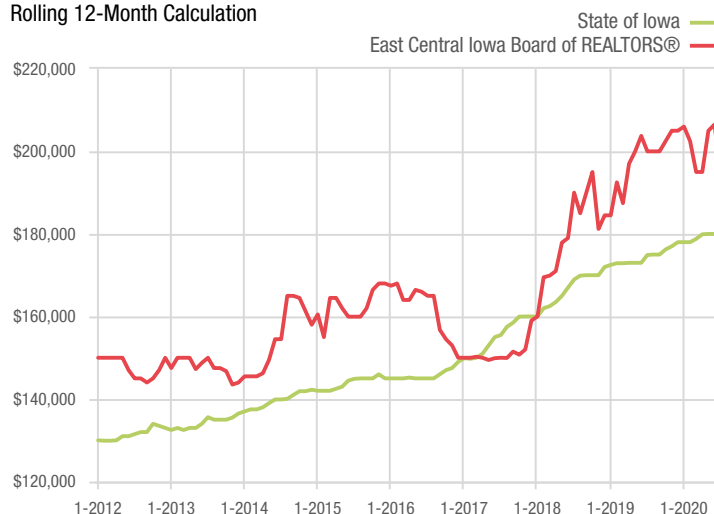
Median Sales Price - Single-Family Detached

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.