

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

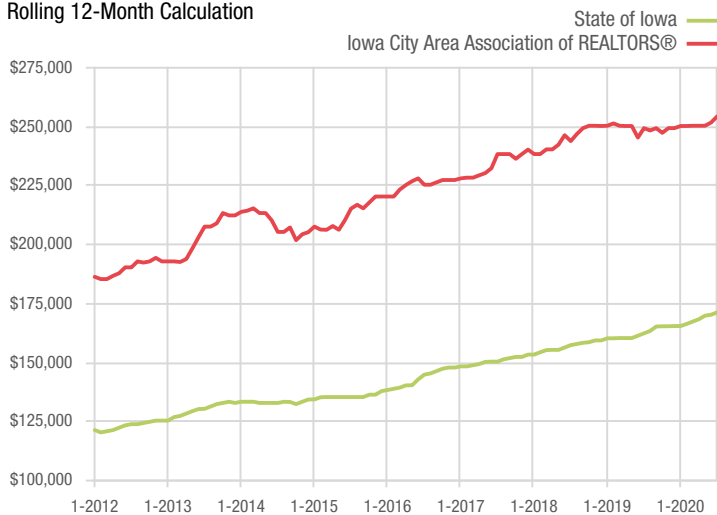
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	294	263	- 10.5%	2,047	1,923	- 6.1%
Pending Sales	231	246	+ 6.5%	1,345	1,389	+ 3.3%
Closed Sales	256	299	+ 16.8%	1,239	1,277	+ 3.1%
Days on Market Until Sale	58	63	+ 8.6%	66	68	+ 3.0%
Median Sales Price*	\$254,950	\$278,000	+ 9.0%	\$249,900	\$260,000	+ 4.0%
Average Sales Price*	\$279,507	\$299,445	+ 7.1%	\$272,069	\$285,995	+ 5.1%
Percent of List Price Received*	98.1%	98.1%	0.0%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	764	646	- 15.4%	—	—	—
Months Supply of Inventory	4.7	3.6	- 23.4%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	127	108	- 15.0%	945	1,026	+ 8.6%
Pending Sales	95	122	+ 28.4%	625	679	+ 8.6%
Closed Sales	139	162	+ 16.5%	597	618	+ 3.5%
Days on Market Until Sale	65	79	+ 21.5%	75	70	- 6.7%
Median Sales Price*	\$196,000	\$201,450	+ 2.8%	\$190,000	\$203,000	+ 6.8%
Average Sales Price*	\$193,242	\$205,534	+ 6.4%	\$197,263	\$208,414	+ 5.7%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	345	382	+ 10.7%	—	—	—
Months Supply of Inventory	4.5	4.8	+ 6.7%	—	—	—

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

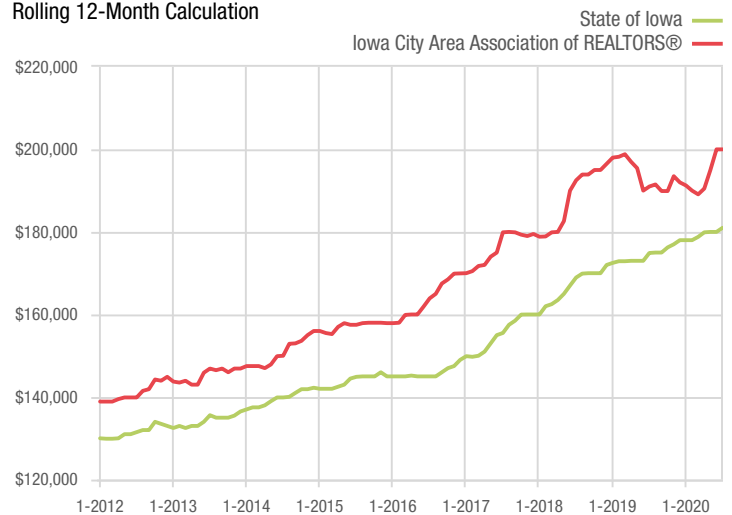
Median Sales Price - Single-Family Detached

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.