

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Linn County

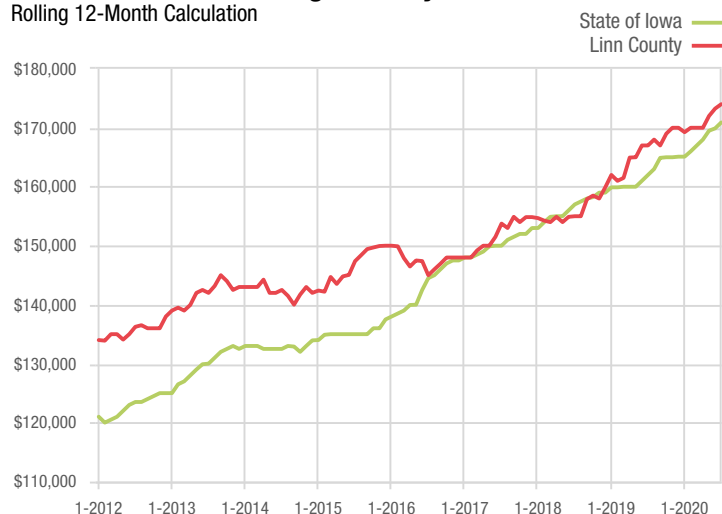
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	392	392	0.0%	2,442	2,264	- 7.3%
Pending Sales	306	366	+ 19.6%	2,014	2,169	+ 7.7%
Closed Sales	314	357	+ 13.7%	1,819	1,835	+ 0.9%
Days on Market Until Sale	32	31	- 3.1%	41	42	+ 2.4%
Median Sales Price*	\$176,250	\$181,000	+ 2.7%	\$168,500	\$174,774	+ 3.7%
Average Sales Price*	\$210,711	\$217,538	+ 3.2%	\$197,925	\$207,786	+ 5.0%
Percent of List Price Received*	99.2%	99.2%	0.0%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	618	347	- 43.9%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	101	83	- 17.8%	509	528	+ 3.7%
Pending Sales	65	74	+ 13.8%	408	433	+ 6.1%
Closed Sales	63	69	+ 9.5%	342	346	+ 1.2%
Days on Market Until Sale	46	42	- 8.7%	59	54	- 8.5%
Median Sales Price*	\$156,500	\$150,000	- 4.2%	\$159,900	\$155,000	- 3.1%
Average Sales Price*	\$158,838	\$166,600	+ 4.9%	\$162,907	\$165,273	+ 1.5%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	176	143	- 18.8%	—	—	—
Months Supply of Inventory	3.3	2.6	- 21.2%	—	—	—

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

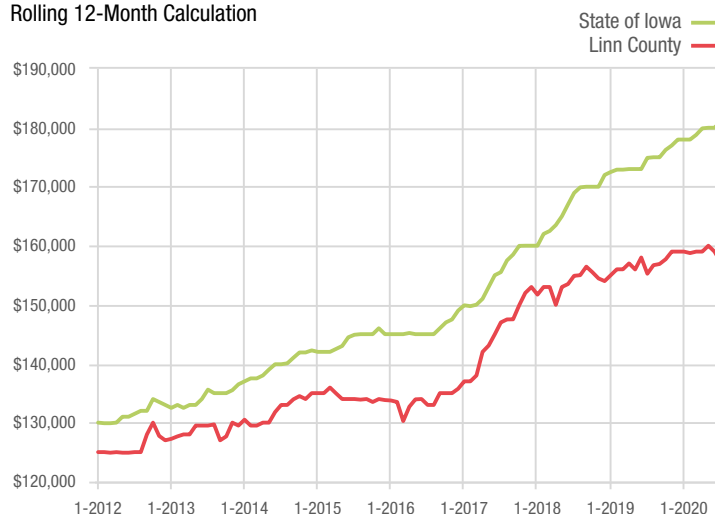
Median Sales Price - Single-Family Detached

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.