

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

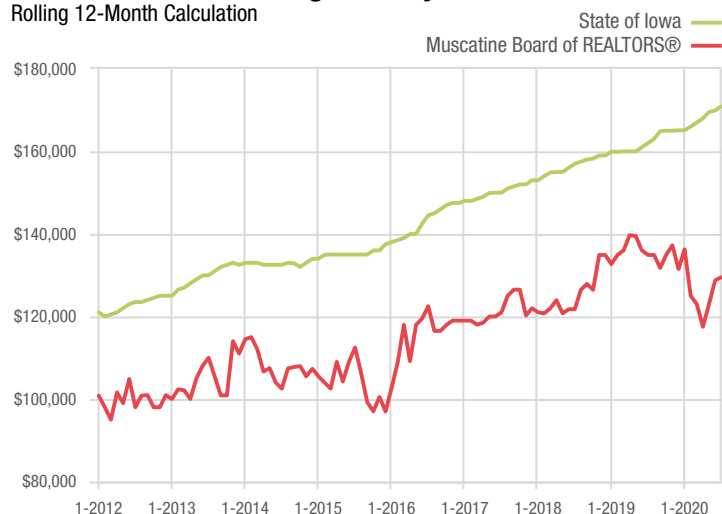
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	60	70	+ 16.7%	405	433	+ 6.9%
Pending Sales	59	82	+ 39.0%	339	377	+ 11.2%
Closed Sales	20	13	- 35.0%	103	95	- 7.8%
Days on Market Until Sale	51	71	+ 39.2%	79	72	- 8.9%
Median Sales Price*	\$114,950	\$125,000	+ 8.7%	\$133,000	\$129,700	- 2.5%
Average Sales Price*	\$153,915	\$128,946	- 16.2%	\$154,033	\$142,913	- 7.2%
Percent of List Price Received*	100.6%	98.1%	- 2.5%	96.8%	98.8%	+ 2.1%
Inventory of Homes for Sale	146	121	- 17.1%	—	—	—
Months Supply of Inventory	3.3	2.5	- 24.2%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	0	- 100.0%	14	19	+ 35.7%
Pending Sales	5	2	- 60.0%	12	14	+ 16.7%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	115	—	—	117	0	- 100.0%
Median Sales Price*	\$181,400	—	—	\$248,950	\$169,400	- 32.0%
Average Sales Price*	\$181,400	—	—	\$227,450	\$169,400	- 25.5%
Percent of List Price Received*	99.8%	—	—	102.6%	100.0%	- 2.5%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	3.0	3.3	+ 10.0%	—	—	—

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

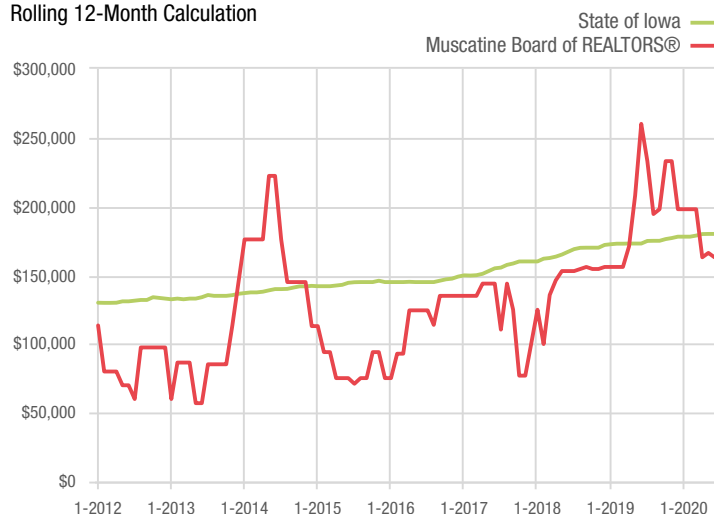
Median Sales Price - Single-Family Detached

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.