

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

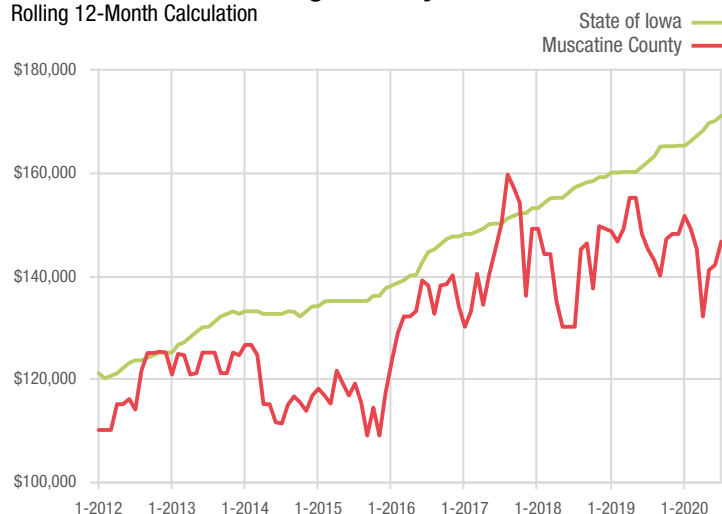
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	50	59	+ 18.0%	332	362	+ 9.0%
Pending Sales	50	64	+ 28.0%	291	313	+ 7.6%
Closed Sales	13	4	- 69.2%	68	55	- 19.1%
Days on Market Until Sale	50	69	+ 38.0%	66	68	+ 3.0%
Median Sales Price*	\$102,500	\$155,000	+ 51.2%	\$134,750	\$137,450	+ 2.0%
Average Sales Price*	\$139,762	\$183,750	+ 31.5%	\$162,723	\$172,074	+ 5.7%
Percent of List Price Received*	101.5%	98.4%	- 3.1%	96.6%	100.2%	+ 3.7%
Inventory of Homes for Sale	111	100	- 9.9%	—	—	—
Months Supply of Inventory	2.9	2.5	- 13.8%	—	—	—

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.

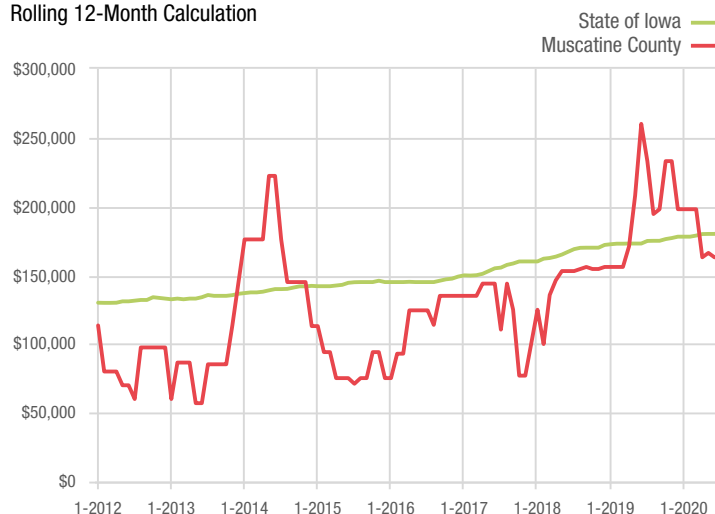
Median Sales Price - Single-Family Detached

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.