

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

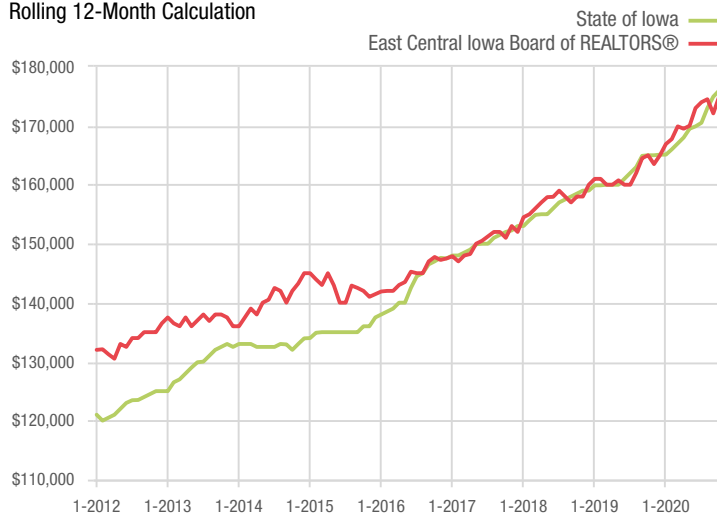
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	120	140	+ 16.7%	1,344	1,359	+ 1.1%
Pending Sales	115	79	- 31.3%	1,094	1,191	+ 8.9%
Closed Sales	96	164	+ 70.8%	1,036	1,167	+ 12.6%
Days on Market Until Sale	44	31	- 29.5%	47	38	- 19.1%
Median Sales Price*	\$161,250	\$189,900	+ 17.8%	\$165,000	\$176,000	+ 6.7%
Average Sales Price*	\$200,092	\$225,532	+ 12.7%	\$198,249	\$206,900	+ 4.4%
Percent of List Price Received*	97.8%	98.7%	+ 0.9%	97.1%	98.0%	+ 0.9%
Inventory of Homes for Sale	268	225	- 16.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	7	11	+ 57.1%	144	130	- 9.7%
Pending Sales	11	10	- 9.1%	103	113	+ 9.7%
Closed Sales	5	13	+ 160.0%	107	104	- 2.8%
Days on Market Until Sale	11	75	+ 581.8%	58	70	+ 20.7%
Median Sales Price*	\$210,000	\$227,502	+ 8.3%	\$205,000	\$218,500	+ 6.6%
Average Sales Price*	\$210,780	\$220,127	+ 4.4%	\$211,994	\$213,155	+ 0.5%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	42	34	- 19.0%	—	—	—
Months Supply of Inventory	4.2	3.3	- 21.4%	—	—	—

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

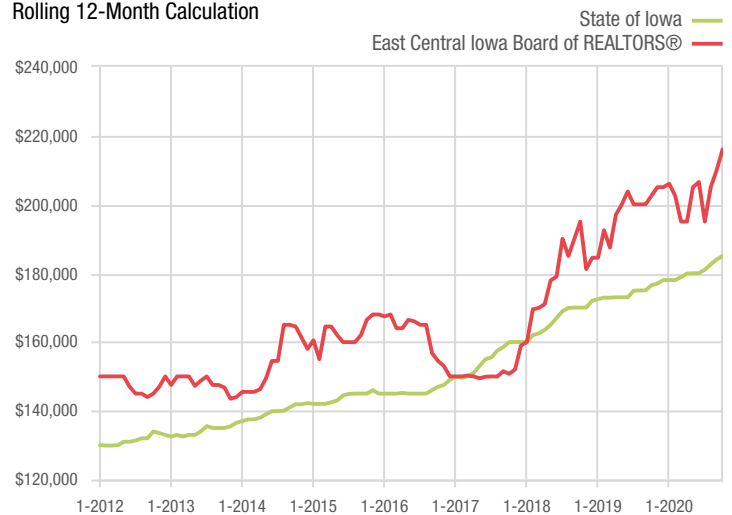
Median Sales Price - Single-Family Detached

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.