

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

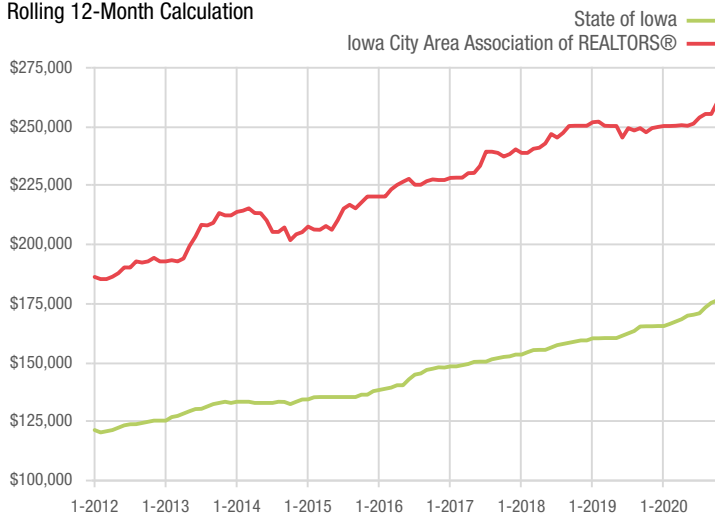
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	233	196	- 15.9%	2,774	2,585	- 6.8%
Pending Sales	158	198	+ 25.3%	1,885	1,985	+ 5.3%
Closed Sales	185	194	+ 4.9%	1,815	1,884	+ 3.8%
Days on Market Until Sale	73	63	- 13.7%	65	67	+ 3.1%
Median Sales Price*	\$235,000	\$263,750	+ 12.2%	\$249,000	\$260,000	+ 4.4%
Average Sales Price*	\$254,107	\$281,963	+ 11.0%	\$270,887	\$285,911	+ 5.5%
Percent of List Price Received*	96.8%	97.8%	+ 1.0%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	699	526	- 24.7%	—	—	—
Months Supply of Inventory	4.0	2.8	- 30.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	80	83	+ 3.8%	1,209	1,343	+ 11.1%
Pending Sales	51	79	+ 54.9%	815	936	+ 14.8%
Closed Sales	62	94	+ 51.6%	807	899	+ 11.4%
Days on Market Until Sale	78	83	+ 6.4%	71	71	0.0%
Median Sales Price*	\$182,000	\$204,450	+ 12.3%	\$190,000	\$204,450	+ 7.6%
Average Sales Price*	\$184,371	\$210,319	+ 14.1%	\$197,593	\$208,972	+ 5.8%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	332	354	+ 6.6%	—	—	—
Months Supply of Inventory	4.4	4.1	- 6.8%	—	—	—

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

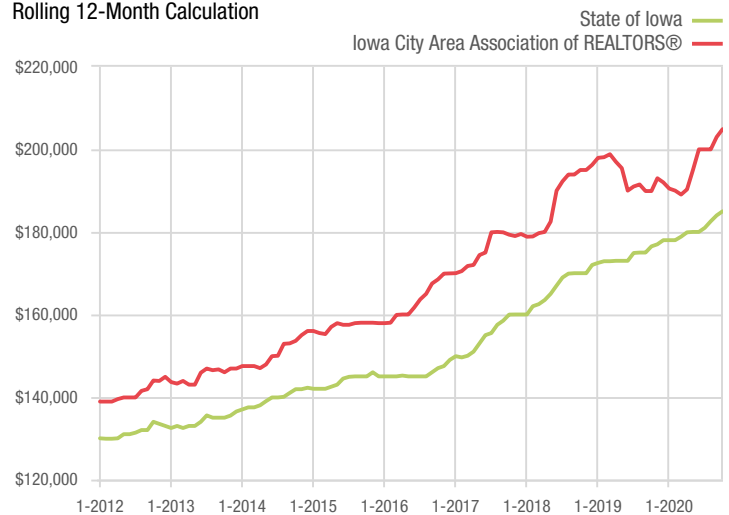
Median Sales Price - Single-Family Detached

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.