

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Linn County

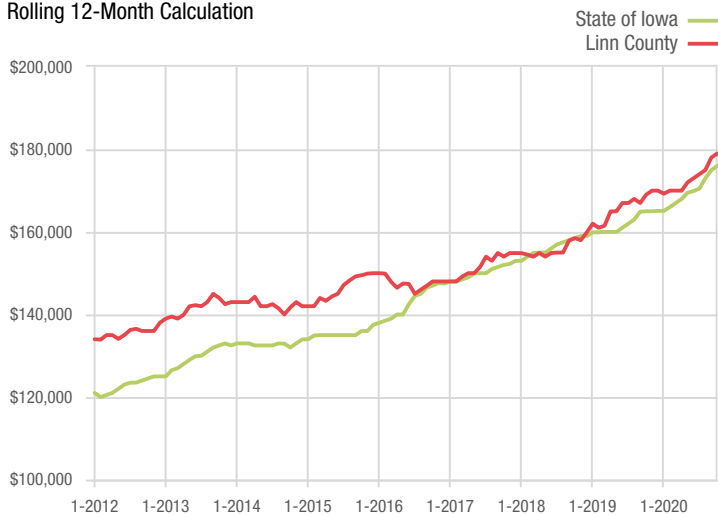
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	285	291	+ 2.1%	3,442	3,031	- 11.9%
Pending Sales	252	277	+ 9.9%	2,789	2,900	+ 4.0%
Closed Sales	269	284	+ 5.6%	2,665	2,690	+ 0.9%
Days on Market Until Sale	37	29	- 21.6%	39	38	- 2.6%
Median Sales Price*	\$186,000	\$193,000	+ 3.8%	\$170,000	\$180,000	+ 5.9%
Average Sales Price*	\$208,818	\$225,120	+ 7.8%	\$200,708	\$212,550	+ 5.9%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	632	272	- 57.0%	—	—	—
Months Supply of Inventory	2.4	1.0	- 58.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	70	47	- 32.9%	702	704	+ 0.3%
Pending Sales	58	48	- 17.2%	551	591	+ 7.3%
Closed Sales	48	57	+ 18.8%	512	542	+ 5.9%
Days on Market Until Sale	65	50	- 23.1%	55	51	- 7.3%
Median Sales Price*	\$155,750	\$163,000	+ 4.7%	\$159,000	\$157,250	- 1.1%
Average Sales Price*	\$175,311	\$169,055	- 3.6%	\$165,090	\$168,142	+ 1.8%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	184	138	- 25.0%	—	—	—
Months Supply of Inventory	3.5	2.5	- 28.6%	—	—	—

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

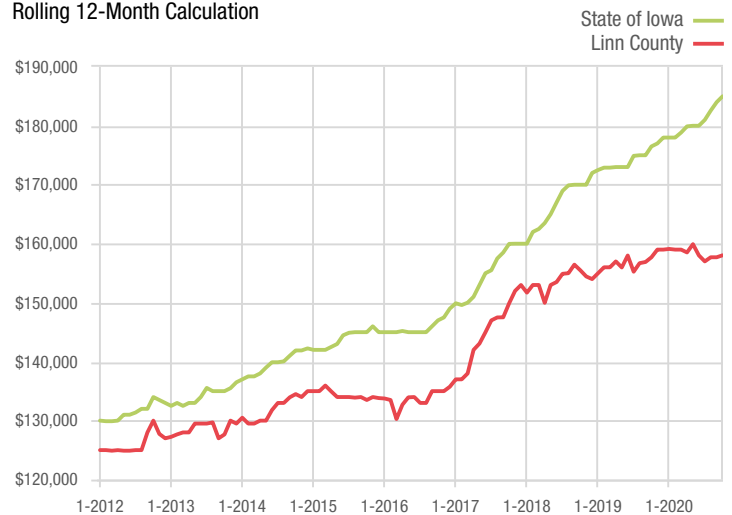
Median Sales Price - Single-Family Detached

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.