

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

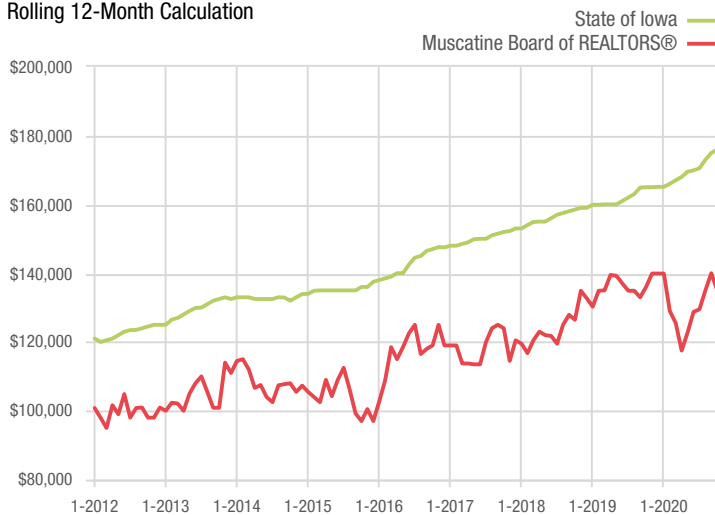
| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
| | 2019 | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings | 60 | 45 | - 25.0% | 591 | 589 | - 0.3% |
| Pending Sales | 36 | 50 | + 38.9% | 471 | 527 | + 11.9% |
| Closed Sales | 16 | 13 | - 18.8% | 146 | 144 | - 1.4% |
| Days on Market Until Sale | 42 | 45 | + 7.1% | 77 | 66 | - 14.3% |
| Median Sales Price* | \$144,000 | \$97,500 | - 32.3% | \$139,900 | \$135,000 | - 3.5% |
| Average Sales Price* | \$165,970 | \$152,654 | - 8.0% | \$156,373 | \$159,074 | + 1.7% |
| Percent of List Price Received* | 97.4% | 98.0% | + 0.6% | 96.1% | 98.1% | + 2.1% |
| Inventory of Homes for Sale | 158 | 97 | - 38.6% | — | — | — |
| Months Supply of Inventory | 3.5 | 2.0 | - 42.9% | — | — | — |

| Townhouse-Condo | October | | | Year to Date | | |
|---------------------------------|---------|-----------|----------|--------------|--------------|----------|
| | 2019 | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings | 0 | 2 | — | 17 | 27 | + 58.8% |
| Pending Sales | 0 | 3 | — | 15 | 22 | + 46.7% |
| Closed Sales | 0 | 2 | — | 5 | 4 | - 20.0% |
| Days on Market Until Sale | — | 93 | — | 107 | 48 | - 55.1% |
| Median Sales Price* | — | \$216,250 | — | \$232,900 | \$184,700 | - 20.7% |
| Average Sales Price* | — | \$216,250 | — | \$214,560 | \$179,225 | - 16.5% |
| Percent of List Price Received* | — | 93.0% | — | 101.8% | 96.5% | - 5.2% |
| Inventory of Homes for Sale | 6 | 6 | 0.0% | — | — | — |
| Months Supply of Inventory | 3.0 | 2.5 | - 16.7% | — | — | — |

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

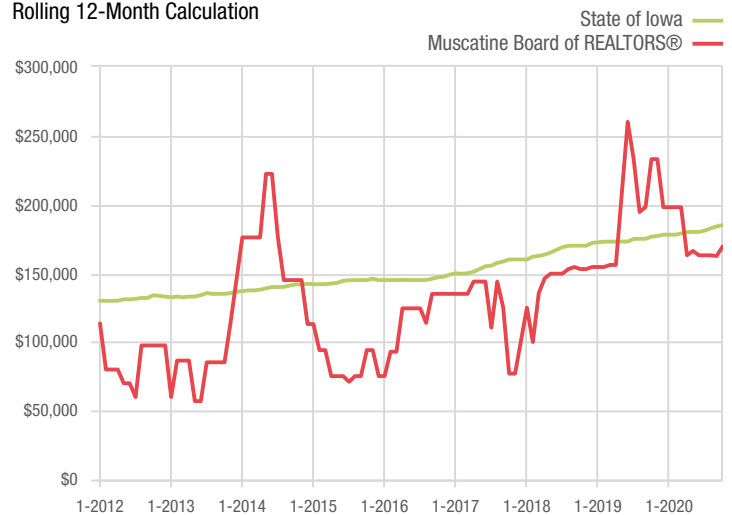
Median Sales Price - Single-Family Detached

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.