

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

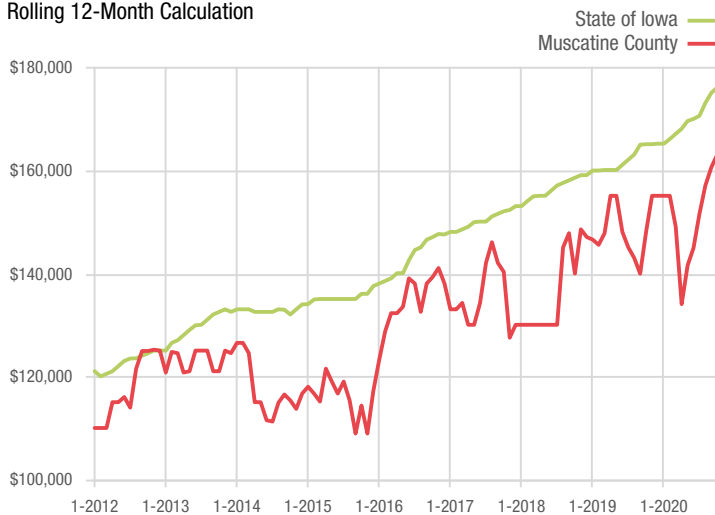
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	49	37	- 24.5%	490	490	0.0%
Pending Sales	30	43	+ 43.3%	406	448	+ 10.3%
Closed Sales	9	7	- 22.2%	95	85	- 10.5%
Days on Market Until Sale	11	41	+ 272.7%	67	61	- 9.0%
Median Sales Price*	\$193,515	\$242,500	+ 25.3%	\$148,000	\$160,500	+ 8.4%
Average Sales Price*	\$199,702	\$211,429	+ 5.9%	\$170,108	\$189,416	+ 11.4%
Percent of List Price Received*	98.6%	103.0%	+ 4.5%	96.5%	99.6%	+ 3.2%
Inventory of Homes for Sale	124	71	- 42.7%	—	—	—
Months Supply of Inventory	3.2	1.7	- 46.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
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.

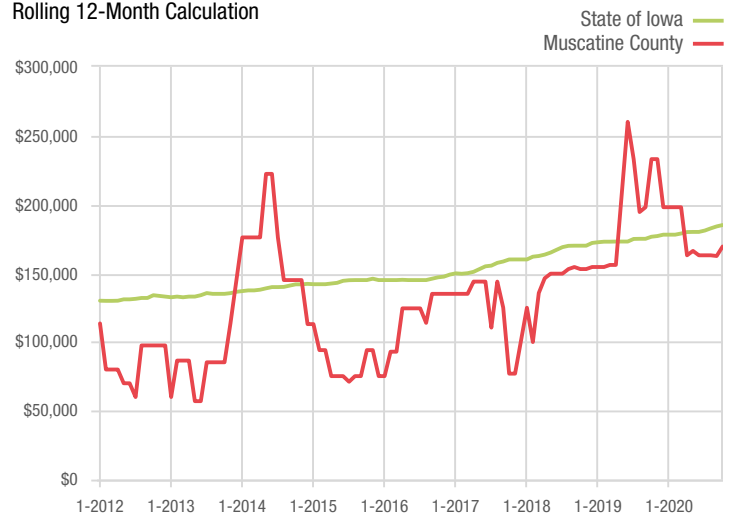
Median Sales Price - Single-Family Detached

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.