

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

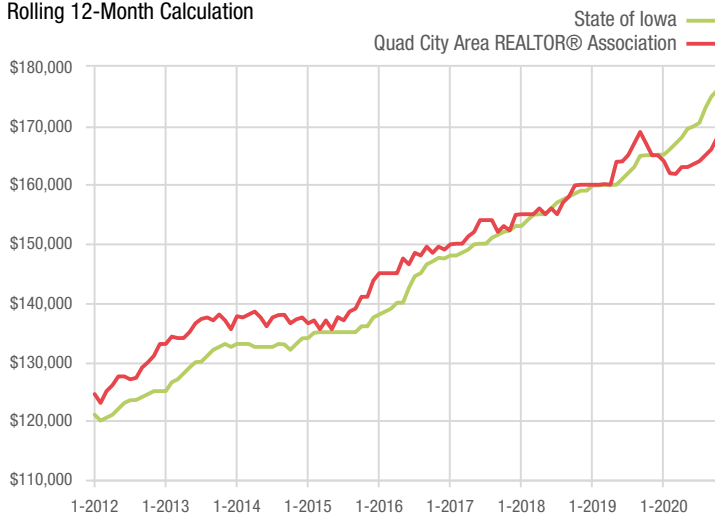
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	320	301	- 5.9%	3,550	3,044	- 14.3%
Pending Sales	209	271	+ 29.7%	2,538	2,616	+ 3.1%
Closed Sales	265	285	+ 7.5%	2,467	2,431	- 1.5%
Days on Market Until Sale	39	34	- 12.8%	40	44	+ 10.0%
Median Sales Price*	\$158,000	\$168,000	+ 6.3%	\$169,000	\$172,000	+ 1.8%
Average Sales Price*	\$199,210	\$213,559	+ 7.2%	\$209,805	\$213,093	+ 1.6%
Percent of List Price Received*	96.7%	98.6%	+ 2.0%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	781	467	- 40.2%	—	—	—
Months Supply of Inventory	3.3	1.9	- 42.4%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	35	22	- 37.1%	343	292	- 14.9%
Pending Sales	28	24	- 14.3%	250	267	+ 6.8%
Closed Sales	38	26	- 31.6%	231	244	+ 5.6%
Days on Market Until Sale	42	55	+ 31.0%	43	57	+ 32.6%
Median Sales Price*	\$174,450	\$147,500	- 15.4%	\$163,400	\$169,200	+ 3.5%
Average Sales Price*	\$193,823	\$176,037	- 9.2%	\$176,986	\$187,051	+ 5.7%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	80	44	- 45.0%	—	—	—
Months Supply of Inventory	3.6	1.7	- 52.8%	—	—	—

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

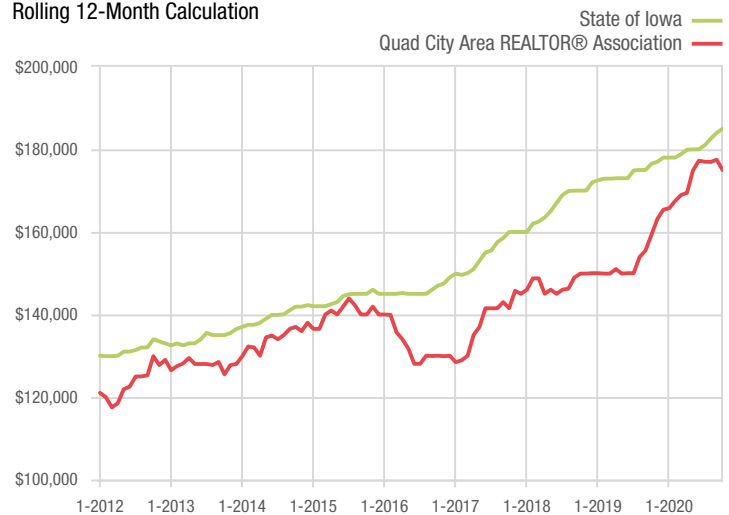
Median Sales Price - Single-Family Detached

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.