

# Local Market Update – November 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

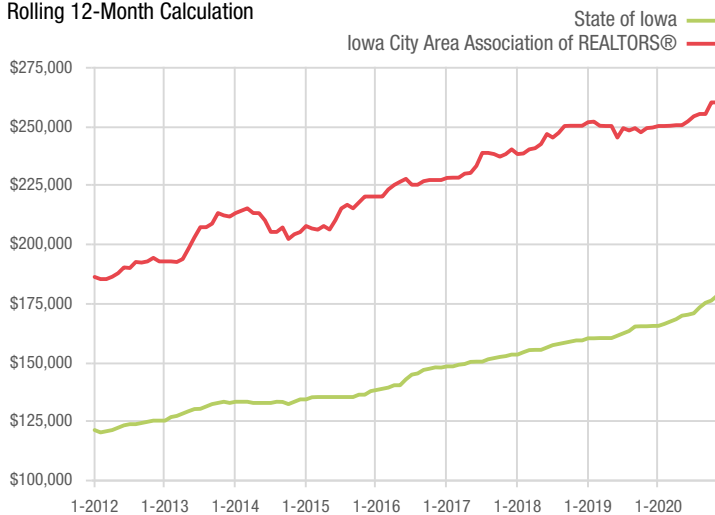
Single-Family Detached	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	129	<b>158</b>	+ 22.5%	2,904	<b>2,740</b>	- 5.6%
Pending Sales	123	<b>156</b>	+ 26.8%	2,009	<b>2,139</b>	+ 6.5%
Closed Sales	127	<b>167</b>	+ 31.5%	1,942	<b>2,052</b>	+ 5.7%
Days on Market Until Sale	68	<b>64</b>	- 5.9%	66	<b>67</b>	+ 1.5%
Median Sales Price*	\$252,500	<b>\$250,000</b>	- 1.0%	\$249,726	<b>\$260,000</b>	+ 4.1%
Average Sales Price*	\$274,490	<b>\$300,647</b>	+ 9.5%	\$271,155	<b>\$287,377</b>	+ 6.0%
Percent of List Price Received*	97.5%	<b>97.0%</b>	- 0.5%	97.5%	<b>97.8%</b>	+ 0.3%
Inventory of Homes for Sale	653	<b>465</b>	- 28.8%	—	—	—
Months Supply of Inventory	3.7	<b>2.5</b>	- 32.4%	—	—	—

Townhouse-Condo	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	54	<b>91</b>	+ 68.5%	1,263	<b>1,436</b>	+ 13.7%
Pending Sales	43	<b>61</b>	+ 41.9%	859	<b>999</b>	+ 16.3%
Closed Sales	42	<b>61</b>	+ 45.2%	850	<b>965</b>	+ 13.5%
Days on Market Until Sale	73	<b>86</b>	+ 17.8%	71	<b>72</b>	+ 1.4%
Median Sales Price*	\$209,000	<b>\$213,000</b>	+ 1.9%	\$191,250	<b>\$204,450</b>	+ 6.9%
Average Sales Price*	\$210,747	<b>\$221,990</b>	+ 5.3%	\$198,181	<b>\$209,538</b>	+ 5.7%
Percent of List Price Received*	98.4%	<b>99.0%</b>	+ 0.6%	98.9%	<b>99.0%</b>	+ 0.1%
Inventory of Homes for Sale	314	<b>358</b>	+ 14.0%	—	—	—
Months Supply of Inventory	4.2	<b>4.1</b>	- 2.4%	—	—	—

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

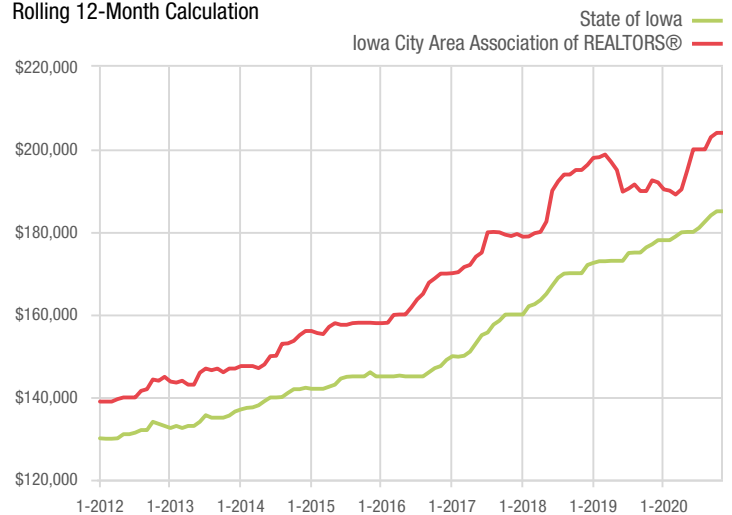
### Median Sales Price - Single-Family Detached

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.