

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

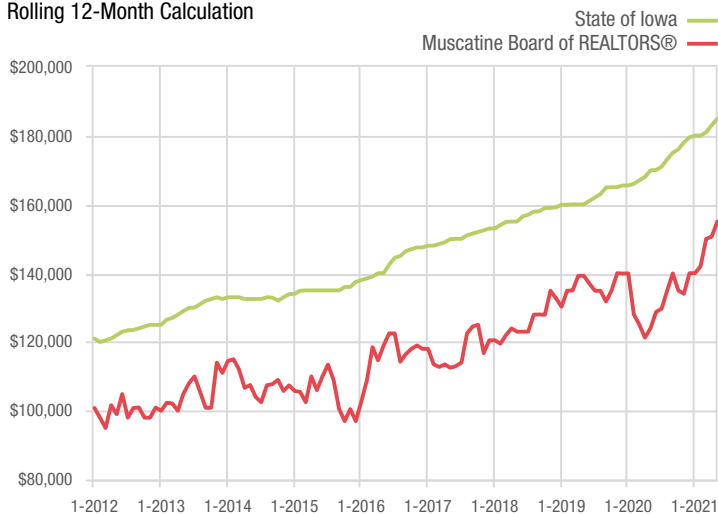
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	66	60	- 9.1%	296	256	- 13.5%
Pending Sales	52	61	+ 17.3%	235	228	- 3.0%
Closed Sales	13	14	+ 7.7%	69	56	- 18.8%
Days on Market Until Sale	94	57	- 39.4%	64	51	- 20.3%
Median Sales Price*	\$163,250	<b>\$180,500</b>	+ 10.6%	\$112,000	<b>\$150,600</b>	+ 34.5%
Average Sales Price*	\$163,817	<b>\$183,136</b>	+ 11.8%	\$138,847	<b>\$159,556</b>	+ 14.9%
Percent of List Price Received*	97.4%	<b>94.9%</b>	- 2.6%	100.1%	<b>97.5%</b>	- 2.6%
Inventory of Homes for Sale	153	66	- 56.9%	—	—	—
Months Supply of Inventory	3.4	1.4	- 58.8%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	7	3	- 57.1%	17	7	- 58.8%
Pending Sales	3	3	0.0%	11	10	- 9.1%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$169,400	—	—	\$169,400	—	—
Average Sales Price*	\$169,400	—	—	\$169,400	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	3.3	0.9	- 72.7%	—	—	—

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

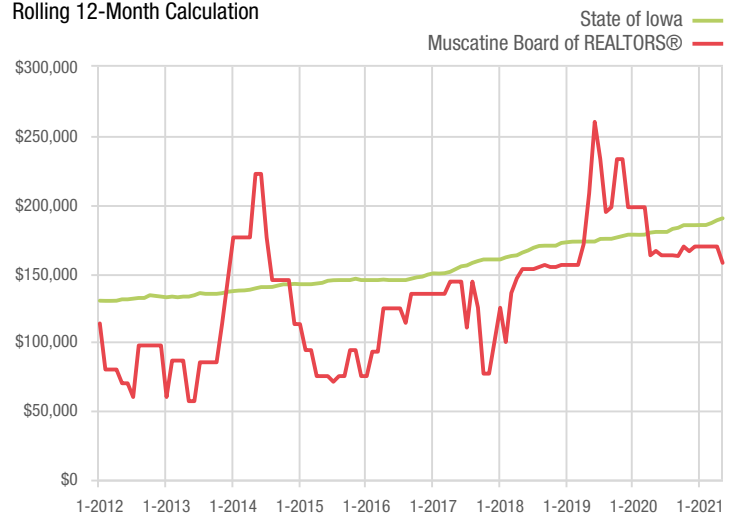
### Median Sales Price - Single-Family Detached

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.