

Local Market Update – November 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

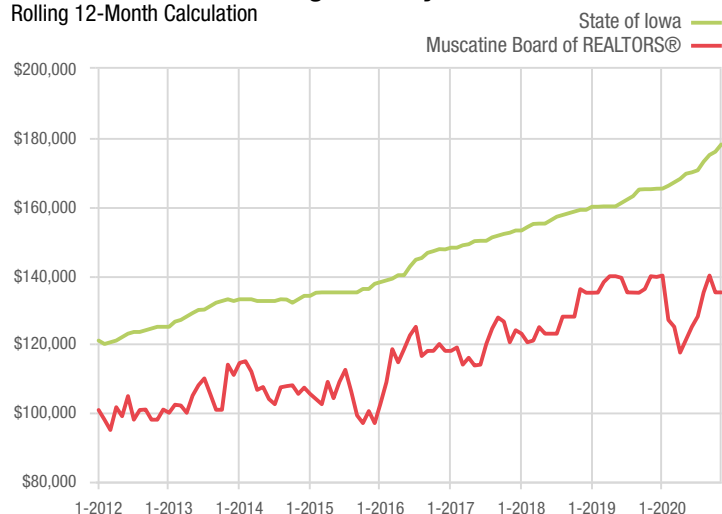
Single-Family Detached	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	55	36	- 34.5%	646	625	- 3.3%
Pending Sales	42	41	- 2.4%	513	565	+ 10.1%
Closed Sales	14	19	+ 35.7%	160	165	+ 3.1%
Days on Market Until Sale	57	80	+ 40.4%	75	67	- 10.7%
Median Sales Price*	\$123,250	\$131,500	+ 6.7%	\$139,700	\$135,000	- 3.4%
Average Sales Price*	\$140,771	\$169,053	+ 20.1%	\$154,069	\$162,043	+ 5.2%
Percent of List Price Received*	93.7%	94.5%	+ 0.9%	95.7%	97.7%	+ 2.1%
Inventory of Homes for Sale	161	78	- 51.6%	—	—	—
Months Supply of Inventory	3.6	1.6	- 55.6%	—	—	—

Townhouse-Condo	November			Year to Date		
Key Metrics	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
New Listings	1	2	+ 100.0%	18	29	+ 61.1%
Pending Sales	2	2	0.0%	17	24	+ 41.2%
Closed Sales	0	0	0.0%	5	4	- 20.0%
Days on Market Until Sale	—	—	—	107	48	- 55.1%
Median Sales Price*	—	—	—	\$232,900	\$184,700	- 20.7%
Average Sales Price*	—	—	—	\$214,560	\$179,225	- 16.5%
Percent of List Price Received*	—	—	—	101.8%	96.5%	- 5.2%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

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

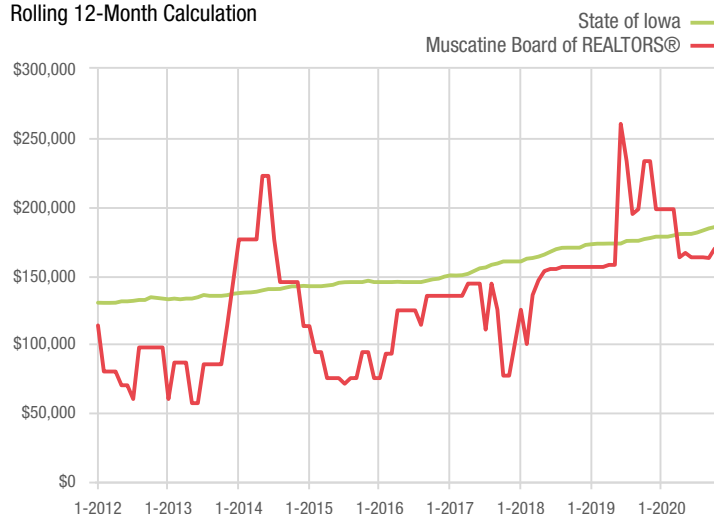
Median Sales Price - Single-Family Detached

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.