

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

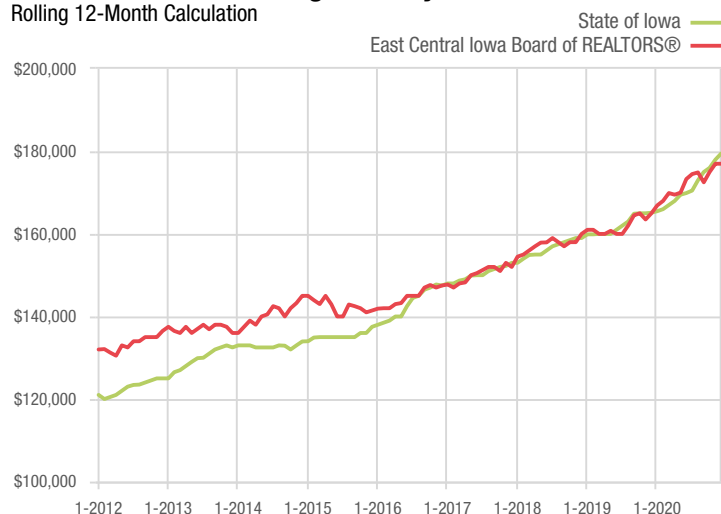
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	82	67	- 18.3%	1,517	1,564	+ 3.1%
Pending Sales	59	41	- 30.5%	1,243	1,406	+ 13.1%
Closed Sales	107	119	+ 11.2%	1,268	1,416	+ 11.7%
Days on Market Until Sale	49	36	- 26.5%	46	38	- 17.4%
Median Sales Price*	\$182,500	\$180,000	- 1.4%	\$165,000	\$177,000	+ 7.3%
Average Sales Price*	\$230,971	\$212,510	- 8.0%	\$199,099	\$208,781	+ 4.9%
Percent of List Price Received*	96.4%	98.5%	+ 2.2%	97.0%	98.1%	+ 1.1%
Inventory of Homes for Sale	230	176	- 23.5%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	2	- 60.0%	156	143	- 8.3%
Pending Sales	5	2	- 60.0%	115	130	+ 13.0%
Closed Sales	11	12	+ 9.1%	128	130	+ 1.6%
Days on Market Until Sale	45	48	+ 6.7%	60	64	+ 6.7%
Median Sales Price*	\$161,000	\$158,500	- 1.6%	\$205,000	\$196,500	- 4.1%
Average Sales Price*	\$179,127	\$183,617	+ 2.5%	\$207,470	\$207,518	+ 0.0%
Percent of List Price Received*	96.4%	95.8%	- 0.6%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	35	25	- 28.6%	—	—	—
Months Supply of Inventory	3.7	2.3	- 37.8%	—	—	—

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

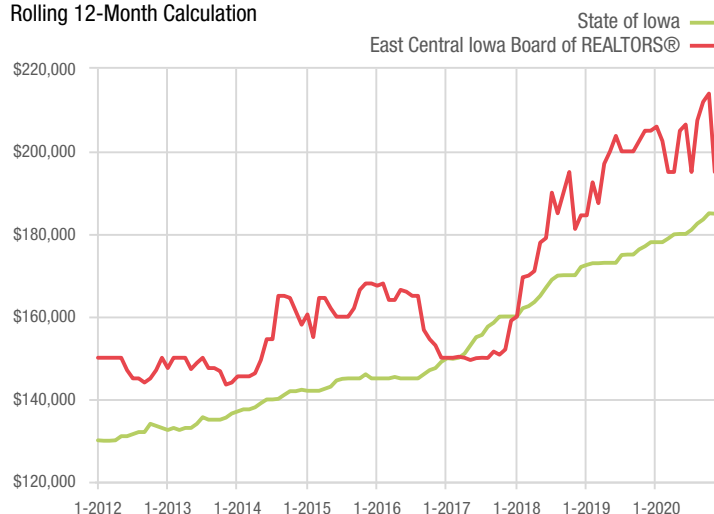
### Median Sales Price - Single-Family Detached

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.