

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

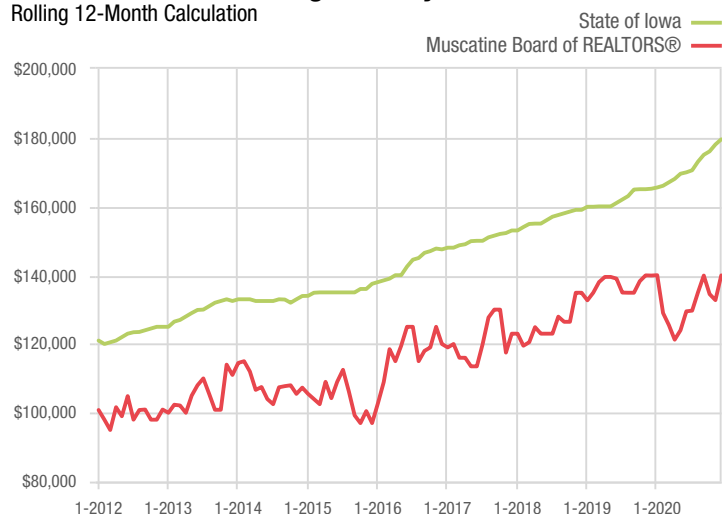
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	47	28	- 40.4%	692	654	- 5.5%
Pending Sales	26	31	+ 19.2%	539	594	+ 10.2%
Closed Sales	11	13	+ 18.2%	167	177	+ 6.0%
Days on Market Until Sale	134	32	- 76.1%	81	63	- 22.2%
Median Sales Price*	\$123,000	\$197,500	+ 60.6%	\$139,900	\$139,950	+ 0.0%
Average Sales Price*	\$151,252	\$221,769	+ 46.6%	\$156,107	\$162,688	+ 4.2%
Percent of List Price Received*	92.0%	95.6%	+ 3.9%	95.5%	97.4%	+ 2.0%
Inventory of Homes for Sale	157	70	- 55.4%	—	—	—
Months Supply of Inventory	3.5	1.4	- 60.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	18	29	+ 61.1%
Pending Sales	2	1	- 50.0%	19	24	+ 26.3%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Days on Market Until Sale	176	—	—	119	61	- 48.7%
Median Sales Price*	\$162,500	—	—	\$197,950	\$184,700	- 6.7%
Average Sales Price*	\$162,500	—	—	\$205,883	\$181,725	- 11.7%
Percent of List Price Received*	95.6%	—	—	100.7%	95.1%	- 5.6%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.6	2.8	+ 75.0%	—	—	—

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

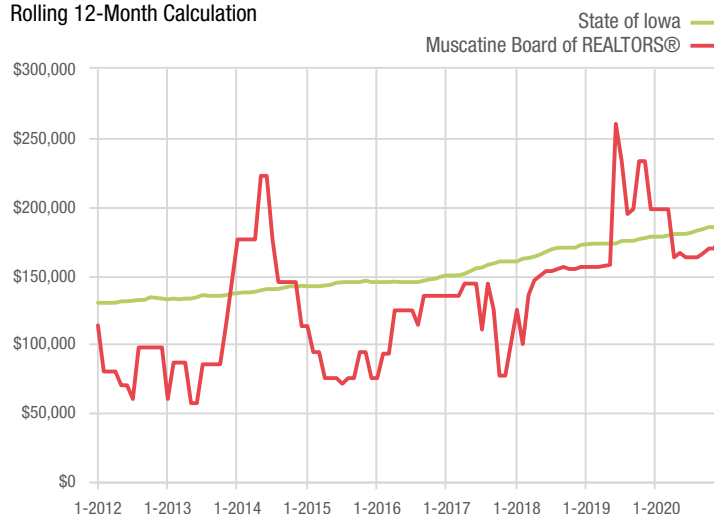
Median Sales Price - Single-Family Detached

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.