

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

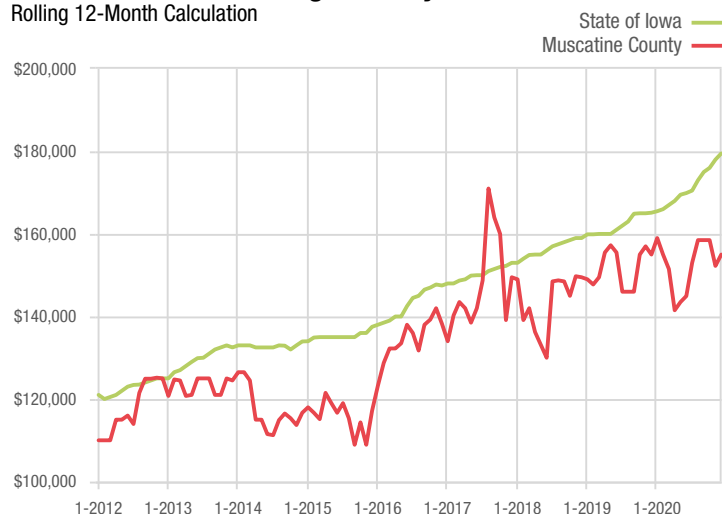
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	36	23	- 36.1%	568	547	- 3.7%
Pending Sales	21	28	+ 33.3%	462	505	+ 9.3%
Closed Sales	7	12	+ 71.4%	109	112	+ 2.8%
Days on Market Until Sale	102	31	- 69.6%	70	57	- 18.6%
Median Sales Price*	\$165,000	\$212,750	+ 28.9%	\$155,000	\$155,000	0.0%
Average Sales Price*	\$194,610	\$227,750	+ 17.0%	\$173,731	\$188,738	+ 8.6%
Percent of List Price Received*	94.2%	95.5%	+ 1.4%	96.1%	98.3%	+ 2.3%
Inventory of Homes for Sale	118	56	- 52.5%	—	—	—
Months Supply of Inventory	3.1	1.3	- 58.1%	—	—	—

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.

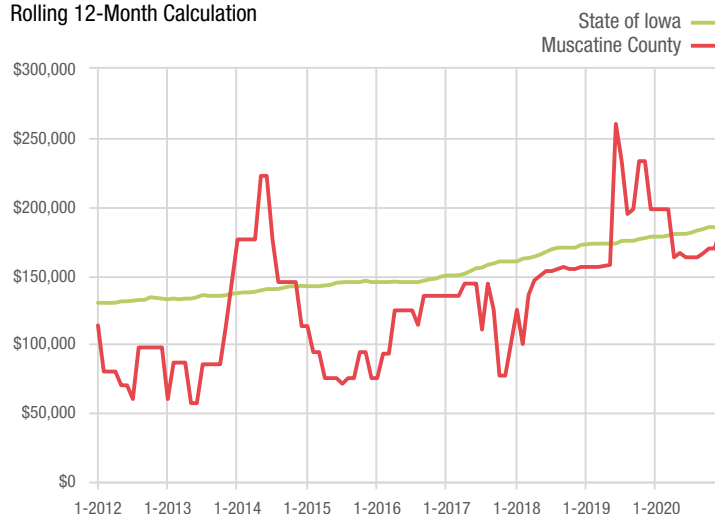
Median Sales Price - Single-Family Detached

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.