

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

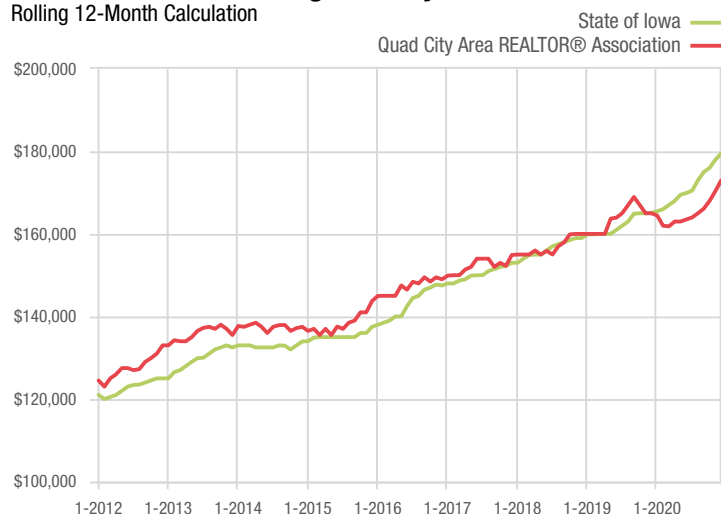
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	193	179	- 7.3%	3,979	3,497	- 12.1%
Pending Sales	156	201	+ 28.8%	2,864	3,044	+ 6.3%
Closed Sales	195	246	+ 26.2%	2,855	2,924	+ 2.4%
Days on Market Until Sale	44	31	- 29.5%	40	42	+ 5.0%
Median Sales Price*	\$155,000	\$178,495	+ 15.2%	\$165,000	\$173,000	+ 4.8%
Average Sales Price*	\$186,970	\$221,889	+ 18.7%	\$206,645	\$213,193	+ 3.2%
Percent of List Price Received*	96.3%	98.6%	+ 2.4%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	699	401	- 42.6%	—	—	—
Months Supply of Inventory	2.9	1.6	- 44.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	18	19	+ 5.6%	388	332	- 14.4%
Pending Sales	20	15	- 25.0%	288	305	+ 5.9%
Closed Sales	23	28	+ 21.7%	276	293	+ 6.2%
Days on Market Until Sale	50	23	- 54.0%	45	53	+ 17.8%
Median Sales Price*	\$203,000	\$201,500	- 0.7%	\$165,375	\$168,500	+ 1.9%
Average Sales Price*	\$217,650	\$212,606	- 2.3%	\$181,674	\$187,101	+ 3.0%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	71	36	- 49.3%	—	—	—
Months Supply of Inventory	3.0	1.4	- 53.3%	—	—	—

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

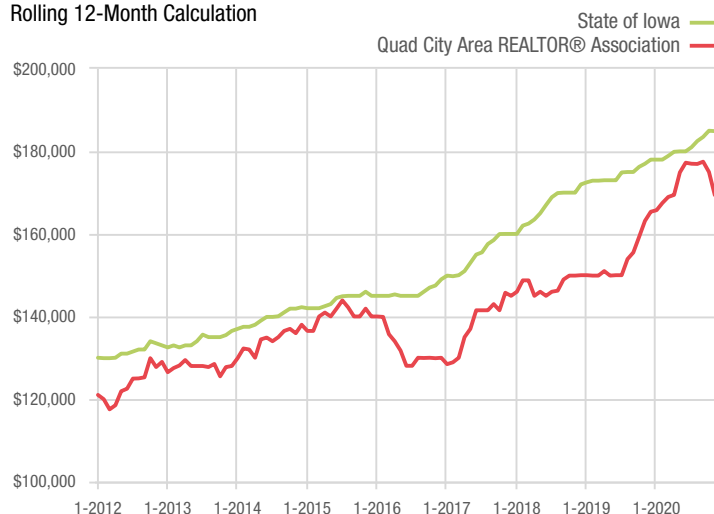
Median Sales Price - Single-Family Detached

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.