

Market Analysis Report

January / 2021



IOWA CITY
AREA ASSOCIATION OF REALTORS®

Market Analysis

In this Market Insights Report, the Iowa City Area Association of REALTORS (ICAAR) provides a market analysis of our service area by creating a single, timely, reliable source of data. Below is a snapshot of January 2021 sales with comparisons to 2020. Attached are individual reports.

Year over Year data for January

- The Median Sales Price stayed the same as 2020.
- The Average Sales Price increased 9%
- The Average Days on Market for a property this month was 83 days, compared to 63 in 2020.
- The Total Sales for January were 206, up 15% compared to 2020.

Contents

Residential Sales – Jan 2021	1
Existing Single Family Home Sales Report – 01/01/2021 to 01/31/2021	2

Residential Sales

Data for the month of *Jan 2021*

		NO. OF LISTINGS	DOLLAR VOLUME	AVERAGE PRICE	MEDIAN PRICE	AVERAGE DOM
SINGLE FAMILY/ ACREAGE	Conventional	166	\$43,179,257	\$260,116	\$214,950	82
	FHA	2	\$475,900	\$237,950	\$237,950	74
	VA	4	\$886,500	\$221,625	\$197,000	112
	Cash	31	\$7,374,458	\$237,886	\$215,000	86
	Other	0	0	0	0	0
	Rural Development	3	\$358,400	\$119,467	\$115,000	61
	ANALYSIS BY AREA	Iowa City	61	\$15,901,500	\$260,680	\$231,000
Coralville		25	\$6,824,955	\$272,998	\$240,000	75
NW Quadrant		46	\$13,601,452	\$295,684	\$274,950	75
NE Quadrant		3	\$750,000	\$250,000	\$185,000	190
SE Quadrant		4	\$1,139,000	\$284,750	\$272,500	44
SW Quadrant		14	\$2,555,400	\$182,529	\$187,950	75
Corridor Area		12	\$4,469,800	\$372,483	\$225,250	60
Out of Area		29	\$5,230,108	\$180,349	\$162,900	82
Washington Area		12	\$1,802,300	\$150,192	\$144,950	82
TOTALS		Non Co-Op Sales	55	\$11,847,359	\$215,407	\$180,000
	Co-Op Sales	151	\$40,427,156	\$267,730	\$221,000	88
	Total Sales	206	\$52,274,515	\$253,760	\$214,950	83

Existing Single Family Home Sales

Data for the month of *January 2021*

**Iowa City Area
Association of REALTORS®**

PRICE CATEGORY	SOLD SINGLE FAM. UNITS				SOLD CONDO UNITS				ACTIVE LISTINGS		SALES PENDING	
	Number of Bedrooms				Number of Bedrooms				End of Month		End of Month	
	2	3	4+	Total	2	3	4+	Total	S/Fam	CD/CO	S/Fam	CD/CO
UNDER 29999	0	0	0	0	0	0	0	0	5	0	0	0
30000-39999	1	0	0	1	0	0	0	0	3	0	1	0
40000-49999	0	0	0	0	0	0	0	0	3	0	0	0
50000-59999	2	0	0	2	0	0	0	0	3	0	1	0
60000-69999	0	1	0	1	0	0	0	0	9	3	1	0
70000-79999	1	1	0	2	0	0	0	0	0	1	1	0
80000-89999	0	1	0	1	1	0	0	1	7	2	0	0
90000-99999	0	2	2	4	0	0	0	0	6	3	0	0
100000-119999	3	3	0	6	2	0	0	2	9	15	1	0
120000-139999	2	3	1	6	4	0	0	4	23	14	1	2
140000-159999	2	5	3	10	2	2	0	4	17	16	4	1
160000-179999	1	11	4	16	2	4	0	6	16	27	2	1
180000-199999	2	10	3	15	1	6	1	7	29	31	2	1
200000-249999	1	10	7	18	3	6	1	10	75	81	6	4
250000-299999	0	8	14	22	0	5	1	6	97	37	10	0
300000-399999	0	3	18	21	3	2	2	7	108	36	3	0
400000-499999	0	0	7	7	0	0	1	1	77	22	3	0
500000-549999	0	0	4	4	0	0	0	0	19	5	0	0
550000-749999	0	0	2	2	0	0	0	0	32	6	2	0
750000-999999	0	0	3	3	0	0	0	0	24	9	2	0
1000000-1249999	0	0	0	0	0	0	0	0	5	1	0	0
1250000-1499999	0	0	0	0	0	0	0	0	0	0	0	0
1500000-1999999	0	1	0	1	0	0	0	0	1	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	1	0	0	0
3000000 AND OVER	0	0	0	0	0	0	0	0	1	0	0	0
TOTAL	15	59	68	142	18	25	5	48	570	309	42	9
AVERAGE PRICE	121,882	216,781	333,377	262,591	188,889	214,332	322,432	216,051	348,228	265,860	278,860	191,389

TIME ON MARKET OF UNITS SOLD	
DAYS ON MARKET	ALL UNITS
0-30	8
31-60	53
61-90	45
91-120	25
120+	59

TYPE OF FINANCING OF UNITS SOLD	
TYPE OF FINANCING	ALL UNITS
CONV	158
CASH	25
VA	3
FHA	3
OTHER	1
RD	0
PPC	0
LEAS	0
EXC	0