

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

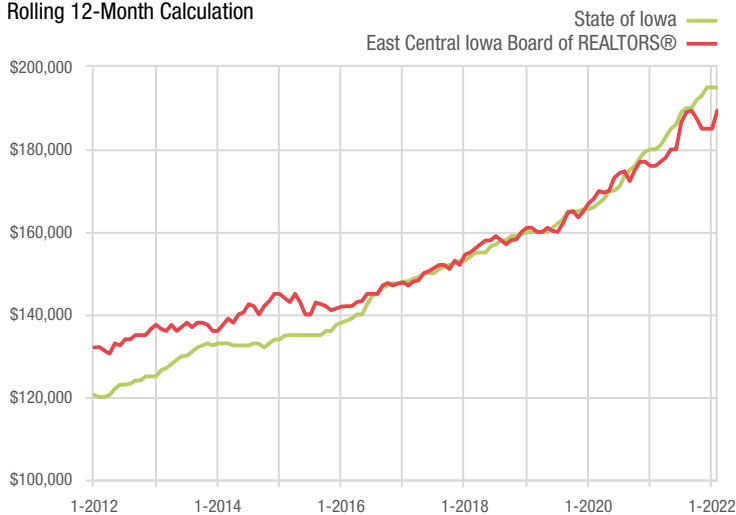
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	86	102	+ 18.6%	182	169	- 7.1%
Pending Sales	94	56	- 40.4%	190	127	- 33.2%
Closed Sales	90	68	- 24.4%	172	153	- 11.0%
Days on Market Until Sale	36	30	- 16.7%	44	28	- 36.4%
Median Sales Price*	\$167,900	\$184,450	+ 9.9%	\$165,000	\$169,900	+ 3.0%
Average Sales Price*	\$182,770	\$201,696	+ 10.4%	\$192,569	\$207,535	+ 7.8%
Percent of List Price Received*	97.6%	96.6%	- 1.0%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	109	127	+ 16.5%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	8	7	- 12.5%	17	15	- 11.8%
Pending Sales	10	3	- 70.0%	22	8	- 63.6%
Closed Sales	9	1	- 88.9%	16	13	- 18.8%
Days on Market Until Sale	92	46	- 50.0%	55	37	- 32.7%
Median Sales Price*	\$160,000	\$219,900	+ 37.4%	\$181,000	\$169,900	- 6.1%
Average Sales Price*	\$205,044	\$219,900	+ 7.2%	\$208,289	\$188,381	- 9.6%
Percent of List Price Received*	96.6%	100.0%	+ 3.5%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	17	40	+ 135.3%	—	—	—
Months Supply of Inventory	1.5	3.6	+ 140.0%	—	—	—

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

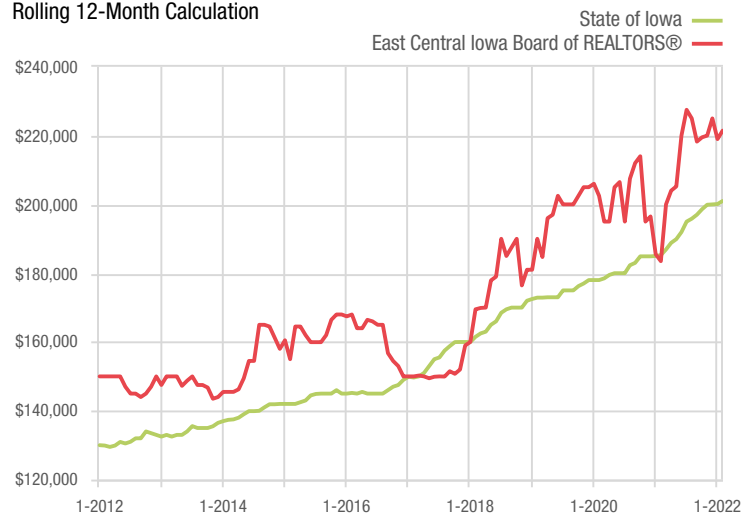
Median Sales Price - Single-Family Detached

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.