

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

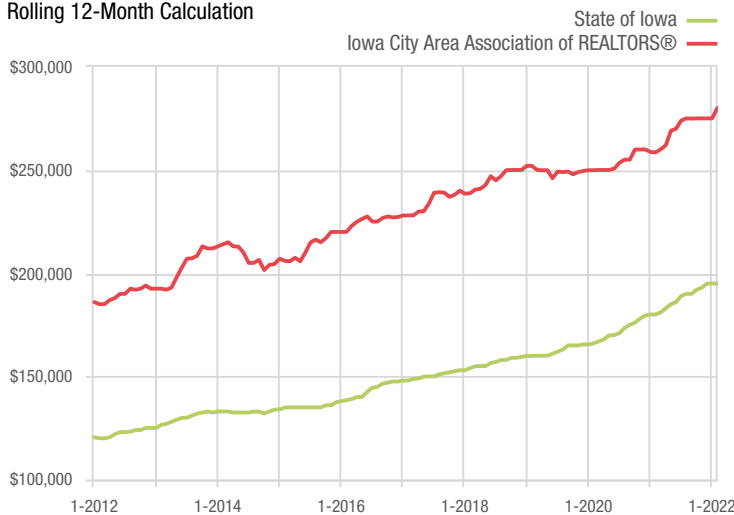
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	179	191	+ 6.7%	393	380	- 3.3%
Pending Sales	144	137	- 4.9%	265	268	+ 1.1%
Closed Sales	102	93	- 8.8%	214	212	- 0.9%
Days on Market Until Sale	56	63	+ 12.5%	64	60	- 6.3%
Median Sales Price*	\$229,900	\$270,000	+ 17.4%	\$225,000	\$265,000	+ 17.8%
Average Sales Price*	\$257,541	\$307,138	+ 19.3%	\$269,498	\$303,866	+ 12.8%
Percent of List Price Received*	98.1%	98.1%	0.0%	97.5%	98.3%	+ 0.8%
Inventory of Homes for Sale	386	342	- 11.4%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	165	100	- 39.4%	388	239	- 38.4%
Pending Sales	78	81	+ 3.8%	161	170	+ 5.6%
Closed Sales	52	53	+ 1.9%	112	120	+ 7.1%
Days on Market Until Sale	94	67	- 28.7%	96	71	- 26.0%
Median Sales Price*	\$216,250	\$235,000	+ 8.7%	\$212,500	\$231,450	+ 8.9%
Average Sales Price*	\$222,765	\$240,257	+ 7.9%	\$219,426	\$240,343	+ 9.5%
Percent of List Price Received*	98.9%	99.6%	+ 0.7%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	381	303	- 20.5%	—	—	—
Months Supply of Inventory	4.0	2.7	- 32.5%	—	—	—

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

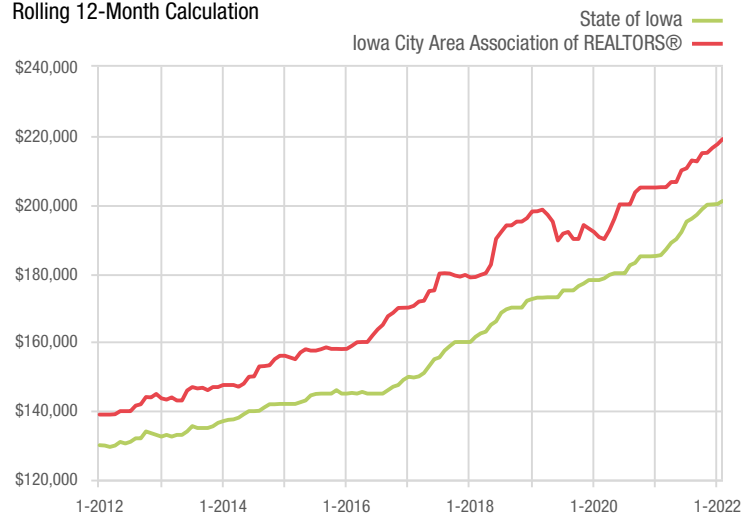
Median Sales Price - Single-Family Detached

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.