

Local Market Update – March 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

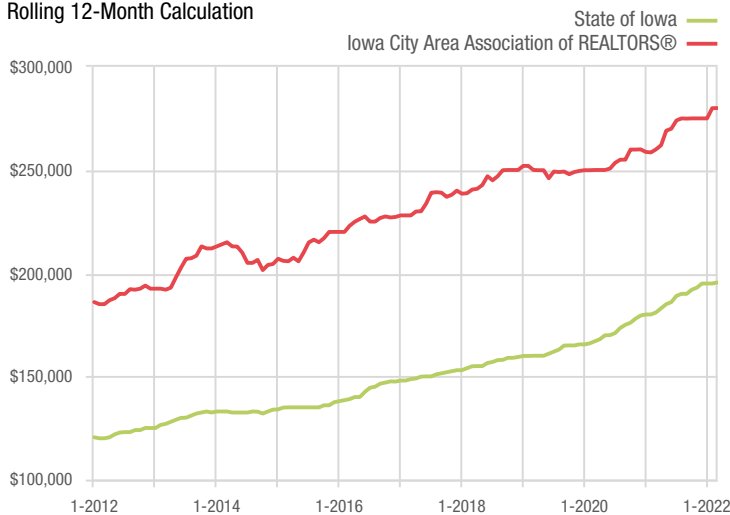
Single-Family Detached	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	265	285	+ 7.5%	658	665	+ 1.1%
Pending Sales	195	219	+ 12.3%	460	492	+ 7.0%
Closed Sales	127	145	+ 14.2%	341	357	+ 4.7%
Days on Market Until Sale	51	38	- 25.5%	59	51	- 13.6%
Median Sales Price*	\$273,000	\$294,900	+ 8.0%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$302,463	\$330,283	+ 9.2%	\$281,812	\$314,007	+ 11.4%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	434	382	- 12.0%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Townhouse-Condo	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	179	220	+ 22.9%	567	456	- 19.6%
Pending Sales	122	137	+ 12.3%	283	305	+ 7.8%
Closed Sales	71	84	+ 18.3%	183	203	+ 10.9%
Days on Market Until Sale	58	58	0.0%	81	66	- 18.5%
Median Sales Price*	\$185,000	\$239,700	+ 29.6%	\$204,000	\$235,000	+ 15.2%
Average Sales Price*	\$200,813	\$235,432	+ 17.2%	\$212,205	\$238,362	+ 12.3%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.9%	99.2%	+ 0.3%
Inventory of Homes for Sale	424	342	- 19.3%	—	—	—
Months Supply of Inventory	4.4	3.1	- 29.5%	—	—	—

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

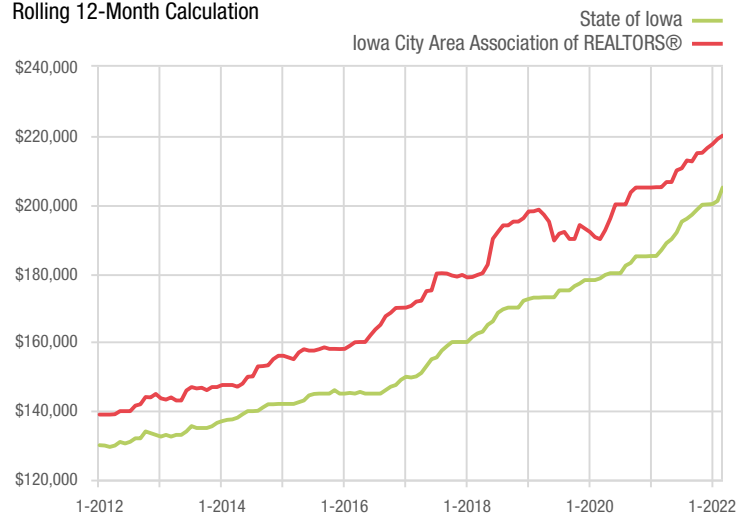
Median Sales Price - Single-Family Detached

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.