

# Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

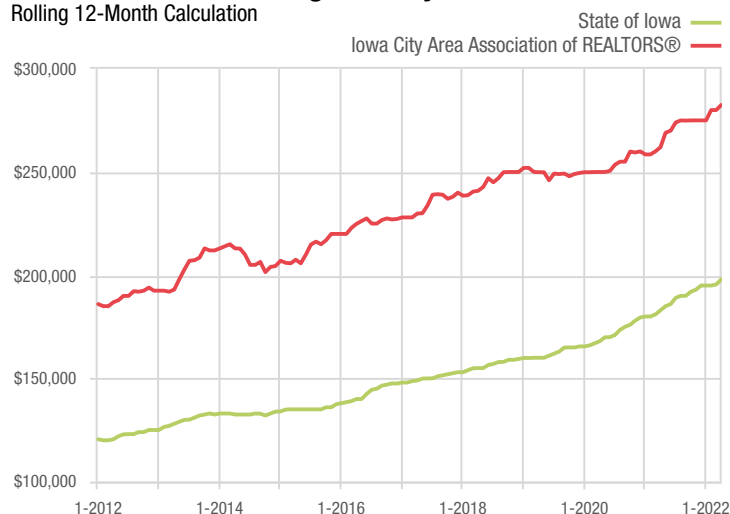
| Single-Family Detached          | April     |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2021      | 2022      | % Change | Thru 4-2021  | Thru 4-2022 | % Change |
| New Listings                    | 300       | 277       | - 7.7%   | 958          | 945         | - 1.4%   |
| Pending Sales                   | 299       | 224       | - 25.1%  | 759          | 726         | - 4.3%   |
| Closed Sales                    | 194       | 199       | + 2.6%   | 535          | 561         | + 4.9%   |
| Days on Market Until Sale       | 54        | 43        | - 20.4%  | 57           | 48          | - 15.8%  |
| Median Sales Price*             | \$280,000 | \$320,000 | + 14.3%  | \$260,000    | \$290,000   | + 11.5%  |
| Average Sales Price*            | \$305,672 | \$332,894 | + 8.9%   | \$290,452    | \$321,652   | + 10.7%  |
| Percent of List Price Received* | 98.9%     | 100.3%    | + 1.4%   | 98.4%        | 99.5%       | + 1.1%   |
| Inventory of Homes for Sale     | 417       | 420       | + 0.7%   | —            | —           | —        |
| Months Supply of Inventory      | 2.0       | 2.1       | + 5.0%   | —            | —           | —        |

| Townhouse-Condo                 | April     |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2021      | 2022      | % Change | Thru 4-2021  | Thru 4-2022 | % Change |
| New Listings                    | 203       | 144       | - 29.1%  | 770          | 599         | - 22.2%  |
| Pending Sales                   | 186       | 124       | - 33.3%  | 469          | 435         | - 7.2%   |
| Closed Sales                    | 113       | 99        | - 12.4%  | 296          | 307         | + 3.7%   |
| Days on Market Until Sale       | 53        | 43        | - 18.9%  | 71           | 59          | - 16.9%  |
| Median Sales Price*             | \$209,900 | \$239,900 | + 14.3%  | \$208,000    | \$238,500   | + 14.7%  |
| Average Sales Price*            | \$210,699 | \$246,695 | + 17.1%  | \$211,630    | \$242,084   | + 14.4%  |
| Percent of List Price Received* | 99.9%     | 102.1%    | + 2.2%   | 99.3%        | 100.1%      | + 0.8%   |
| Inventory of Homes for Sale     | 419       | 351       | - 16.2%  | —            | —           | —        |
| Months Supply of Inventory      | 4.1       | 3.3       | - 19.5%  | —            | —           | —        |

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

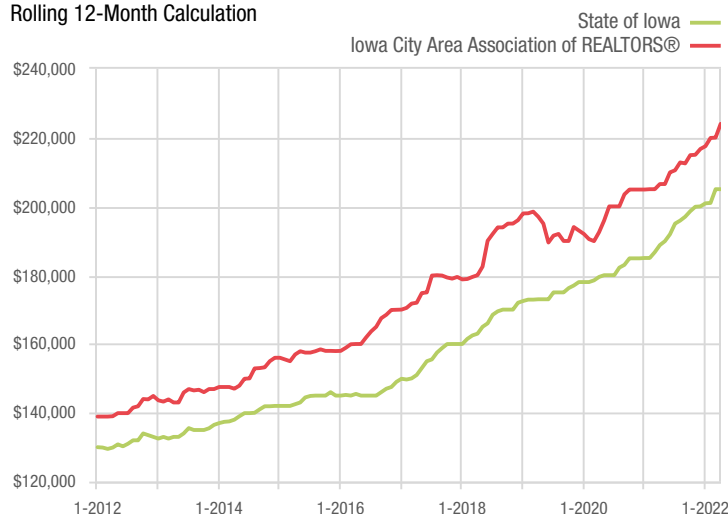
### Median Sales Price - Single-Family Detached

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.