

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

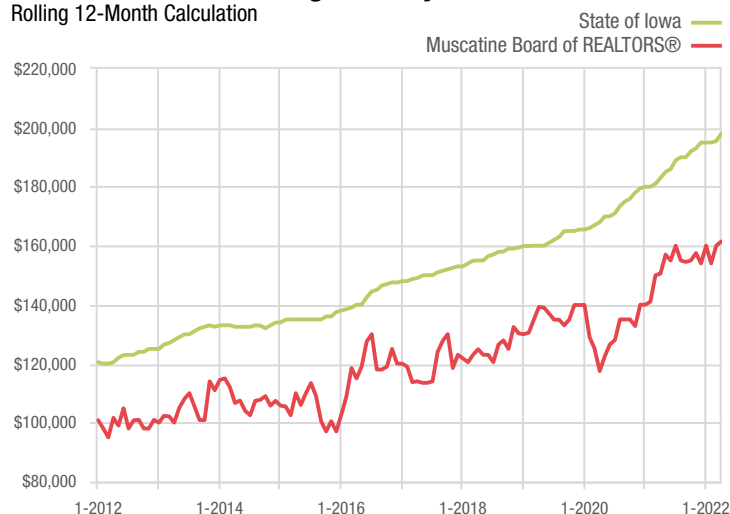
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	64	89	+ 39.1%	197	222	+ 12.7%
Pending Sales	51	70	+ 37.3%	168	196	+ 16.7%
Closed Sales	14	11	- 21.4%	38	35	- 7.9%
Days on Market Until Sale	62	37	- 40.3%	62	47	- 24.2%
Median Sales Price*	\$155,250	\$172,500	+ 11.1%	\$150,000	\$162,000	+ 8.0%
Average Sales Price*	\$182,006	\$220,850	+ 21.3%	\$155,426	\$184,769	+ 18.9%
Percent of List Price Received*	96.3%	96.9%	+ 0.6%	98.4%	96.9%	- 1.5%
Inventory of Homes for Sale	75	78	+ 4.0%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Pending Sales	3	1	- 66.7%	7	4	- 42.9%
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	17	—
Median Sales Price*	—	—	—	—	\$147,500	—
Average Sales Price*	—	—	—	—	\$147,500	—
Percent of List Price Received*	—	—	—	—	102.6%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

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

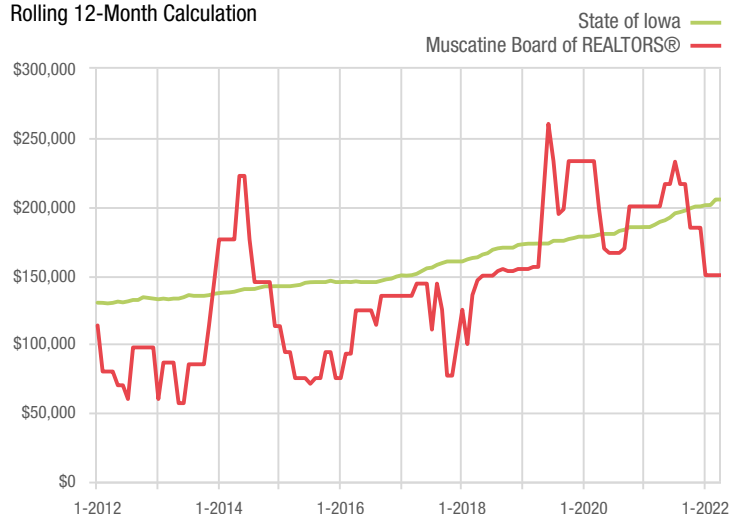
Median Sales Price - Single-Family Detached

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.