

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

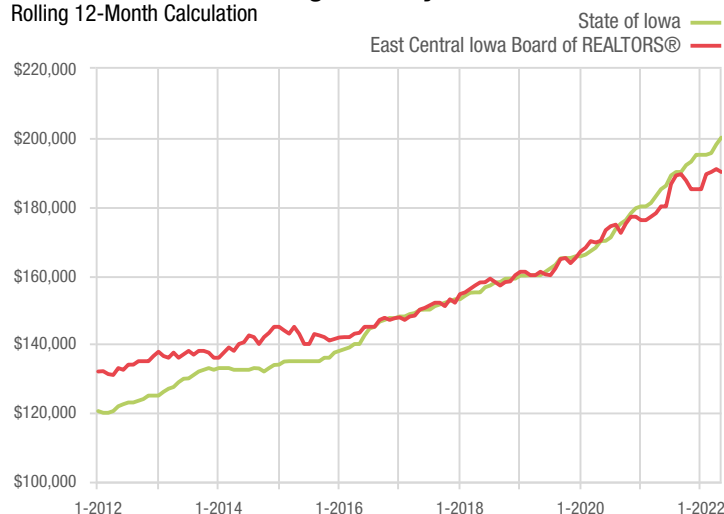
Single-Family Detached	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	168	162	- 3.6%	701	615	- 12.3%
Pending Sales	164	91	- 44.5%	673	501	- 25.6%
Closed Sales	133	115	- 13.5%	502	467	- 7.0%
Days on Market Until Sale	22	16	- 27.3%	30	25	- 16.7%
Median Sales Price*	\$207,500	\$210,000	+ 1.2%	\$180,000	\$194,900	+ 8.3%
Average Sales Price*	\$218,220	\$238,044	+ 9.1%	\$208,440	\$224,862	+ 7.9%
Percent of List Price Received*	100.8%	100.4%	- 0.4%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	120	164	+ 36.7%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

Townhouse-Condo	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	13	10	- 23.1%	79	59	- 25.3%
Pending Sales	15	7	- 53.3%	63	49	- 22.2%
Closed Sales	7	17	+ 142.9%	47	50	+ 6.4%
Days on Market Until Sale	83	40	- 51.8%	60	43	- 28.3%
Median Sales Price*	\$261,586	\$190,000	- 27.4%	\$260,000	\$195,750	- 24.7%
Average Sales Price*	\$253,347	\$202,290	- 20.2%	\$240,105	\$200,549	- 16.5%
Percent of List Price Received*	101.4%	101.0%	- 0.4%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	36	40	+ 11.1%	—	—	—
Months Supply of Inventory	2.9	3.6	+ 24.1%	—	—	—

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

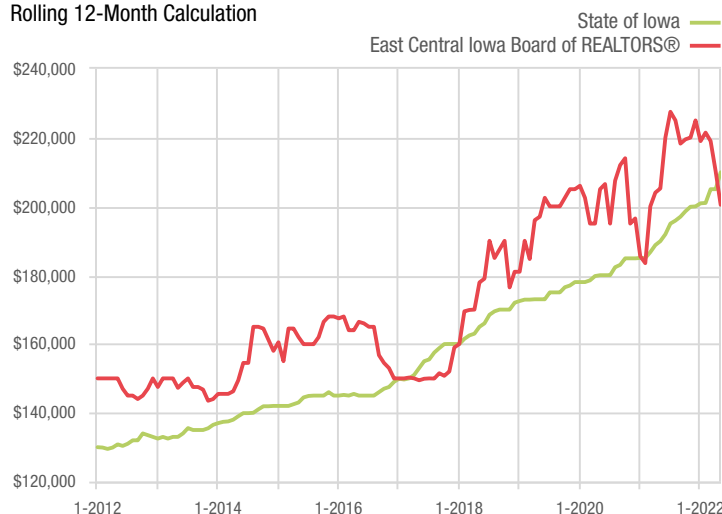
Median Sales Price - Single-Family Detached

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.