

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

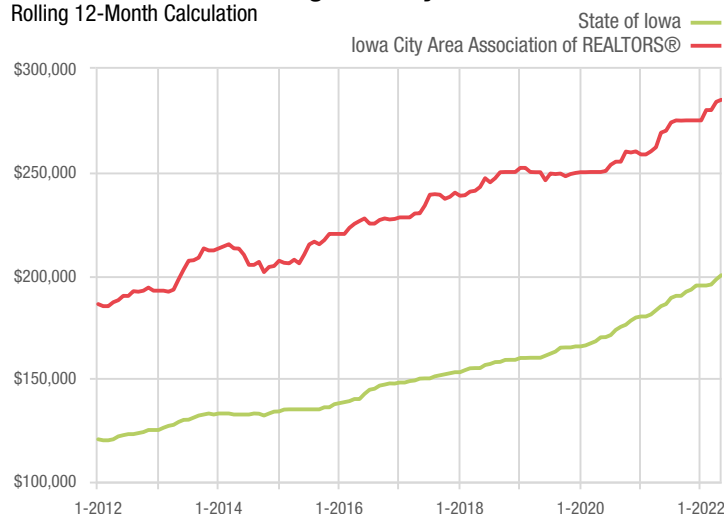
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	278	249	- 10.4%	1,236	1,196	- 3.2%
Pending Sales	247	214	- 13.4%	1,006	960	- 4.6%
Closed Sales	216	212	- 1.9%	751	779	+ 3.7%
Days on Market Until Sale	47	35	- 25.5%	54	44	- 18.5%
Median Sales Price*	\$295,000	\$320,000	+ 8.5%	\$270,000	\$300,000	+ 11.1%
Average Sales Price*	\$304,040	\$354,489	+ 16.6%	\$294,370	\$331,068	+ 12.5%
Percent of List Price Received*	99.9%	100.9%	+ 1.0%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	427	426	- 0.2%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	149	123	- 17.4%	919	722	- 21.4%
Pending Sales	181	140	- 22.7%	650	584	- 10.2%
Closed Sales	145	142	- 2.1%	441	448	+ 1.6%
Days on Market Until Sale	56	50	- 10.7%	66	56	- 15.2%
Median Sales Price*	\$222,000	\$251,575	+ 13.3%	\$210,100	\$243,450	+ 15.9%
Average Sales Price*	\$225,406	\$248,649	+ 10.3%	\$216,160	\$244,036	+ 12.9%
Percent of List Price Received*	100.1%	101.2%	+ 1.1%	99.5%	100.4%	+ 0.9%
Inventory of Homes for Sale	359	317	- 11.7%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

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

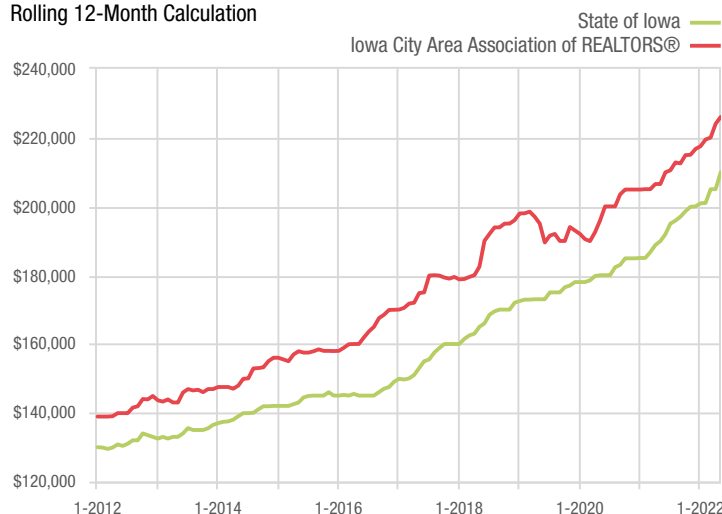
Median Sales Price - Single-Family Detached

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.