

Local Market Update – June 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

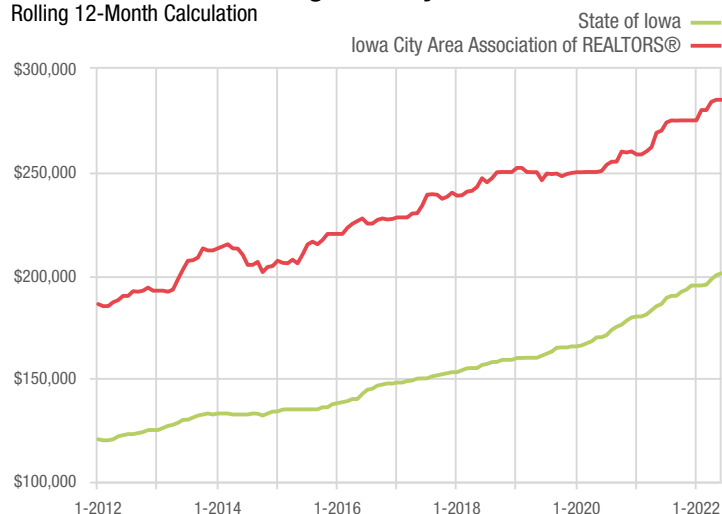
Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	286	262	- 8.4%	1,522	1,461	- 4.0%
Pending Sales	261	216	- 17.2%	1,267	1,190	- 6.1%
Closed Sales	322	277	- 14.0%	1,073	1,059	- 1.3%
Days on Market Until Sale	44	35	- 20.5%	51	42	- 17.6%
Median Sales Price*	\$305,000	\$330,000	+ 8.2%	\$275,000	\$307,625	+ 11.9%
Average Sales Price*	\$326,535	\$354,097	+ 8.4%	\$304,041	\$337,037	+ 10.9%
Percent of List Price Received*	99.6%	101.3%	+ 1.7%	99.0%	100.3%	+ 1.3%
Inventory of Homes for Sale	421	426	+ 1.2%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	136	116	- 14.7%	1,055	837	- 20.7%
Pending Sales	124	106	- 14.5%	774	709	- 8.4%
Closed Sales	186	160	- 14.0%	627	610	- 2.7%
Days on Market Until Sale	47	51	+ 8.5%	60	54	- 10.0%
Median Sales Price*	\$221,050	\$259,000	+ 17.2%	\$214,900	\$245,000	+ 14.0%
Average Sales Price*	\$223,942	\$255,650	+ 14.2%	\$218,468	\$246,628	+ 12.9%
Percent of List Price Received*	100.6%	101.0%	+ 0.4%	99.9%	100.6%	+ 0.7%
Inventory of Homes for Sale	350	300	- 14.3%	—	—	—
Months Supply of Inventory	3.2	2.9	- 9.4%	—	—	—

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

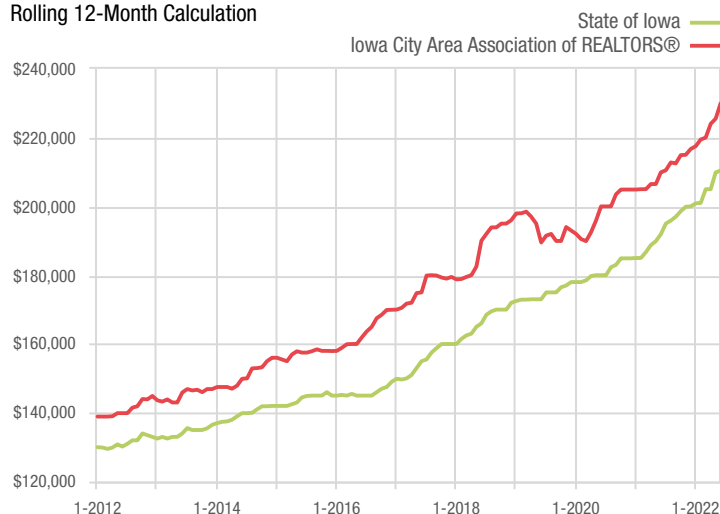
Median Sales Price - Single-Family Detached

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.