

Local Market Update – June 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

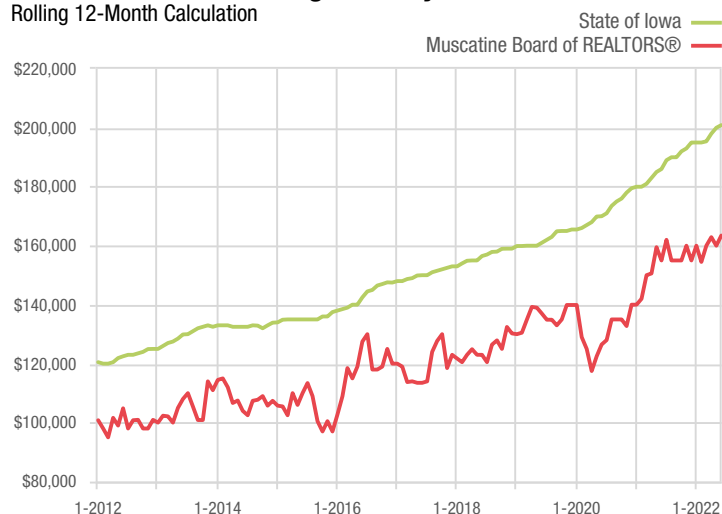
Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	67	94	+ 40.3%	328	374	+ 14.0%
Pending Sales	63	61	- 3.2%	291	312	+ 7.2%
Closed Sales	17	19	+ 11.8%	67	66	- 1.5%
Days on Market Until Sale	42	22	- 47.6%	45	40	- 11.1%
Median Sales Price*	\$140,000	\$159,100	+ 13.6%	\$151,800	\$164,000	+ 8.0%
Average Sales Price*	\$155,903	\$189,003	+ 21.2%	\$163,758	\$198,471	+ 21.2%
Percent of List Price Received*	99.9%	98.2%	- 1.7%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	74	98	+ 32.4%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	2	3	+ 50.0%	10	10	0.0%
Pending Sales	2	1	- 50.0%	13	8	- 38.5%
Closed Sales	0	1	—	0	4	—
Days on Market Until Sale	—	3	—	—	17	—
Median Sales Price*	—	\$150,000	—	—	\$150,000	—
Average Sales Price*	—	\$150,000	—	—	\$180,250	—
Percent of List Price Received*	—	107.1%	—	—	103.2%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

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

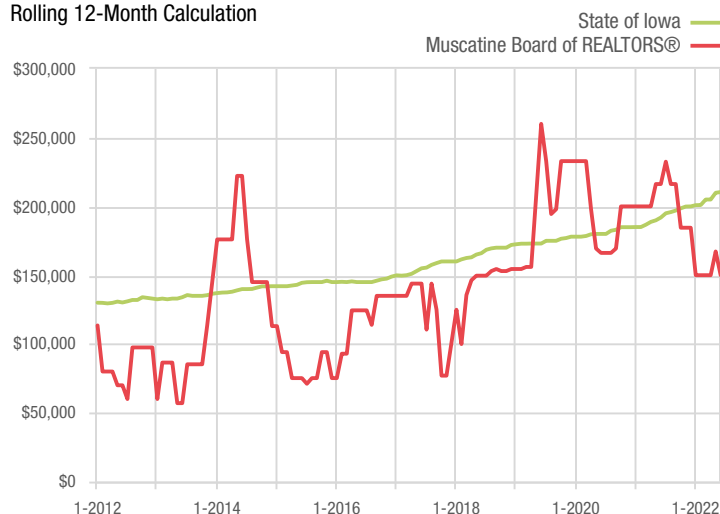
Median Sales Price - Single-Family Detached

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.