

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

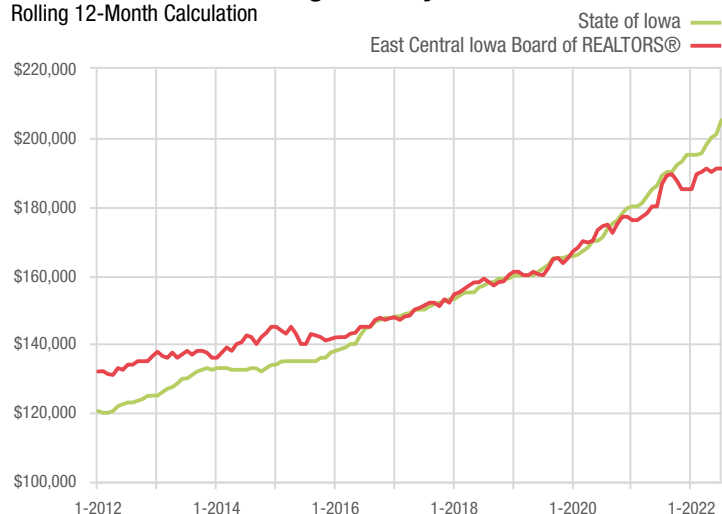
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	168	149	- 11.3%	1,041	1,027	- 1.3%
Pending Sales	142	102	- 28.2%	963	841	- 12.7%
Closed Sales	178	157	- 11.8%	863	801	- 7.2%
Days on Market Until Sale	21	20	- 4.8%	25	21	- 16.0%
Median Sales Price*	\$202,200	\$218,000	+ 7.8%	\$191,000	\$202,458	+ 6.0%
Average Sales Price*	\$244,327	\$251,586	+ 3.0%	\$224,065	\$235,133	+ 4.9%
Percent of List Price Received*	101.2%	100.8%	- 0.4%	99.7%	100.3%	+ 0.6%
Inventory of Homes for Sale	142	219	+ 54.2%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	21	15	- 28.6%	117	89	- 23.9%
Pending Sales	13	7	- 46.2%	91	79	- 13.2%
Closed Sales	16	14	- 12.5%	74	79	+ 6.8%
Days on Market Until Sale	9	36	+ 300.0%	60	47	- 21.7%
Median Sales Price*	\$258,250	\$262,500	+ 1.6%	\$260,000	\$213,000	- 18.1%
Average Sales Price*	\$245,244	\$331,393	+ 35.1%	\$247,061	\$229,474	- 7.1%
Percent of List Price Received*	103.1%	97.5%	- 5.4%	100.8%	98.8%	- 2.0%
Inventory of Homes for Sale	43	38	- 11.6%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

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

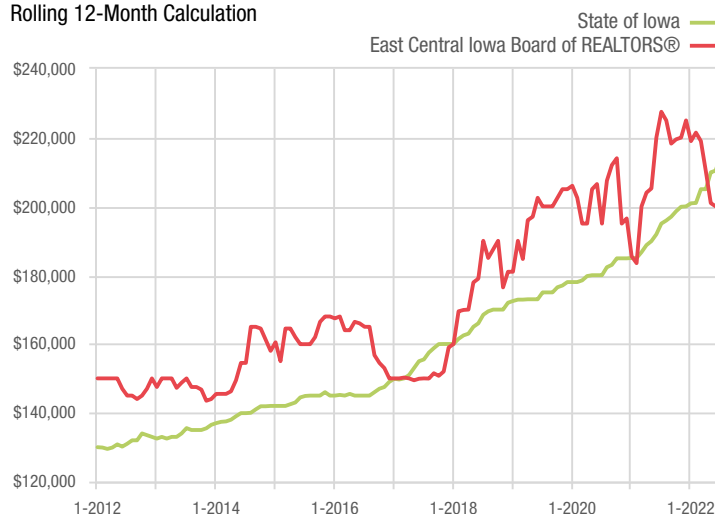
Median Sales Price - Single-Family Detached

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.