

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

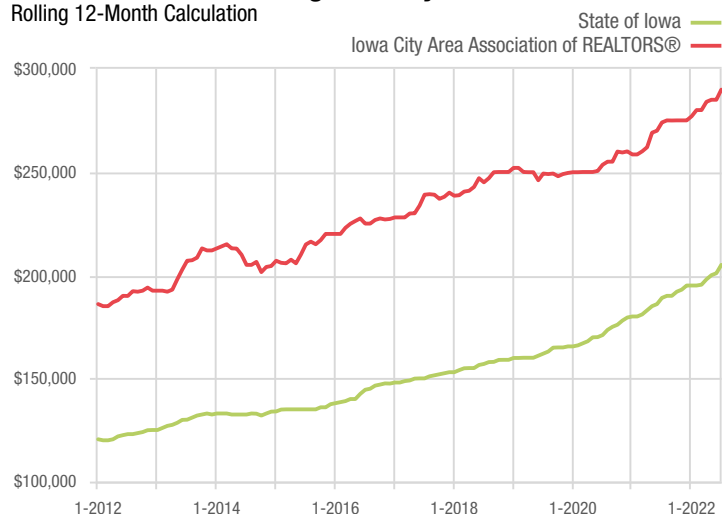
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	255	234	- 8.2%	1,777	1,693	- 4.7%
Pending Sales	220	169	- 23.2%	1,487	1,384	- 6.9%
Closed Sales	278	222	- 20.1%	1,351	1,275	- 5.6%
Days on Market Until Sale	41	33	- 19.5%	49	40	- 18.4%
Median Sales Price*	\$290,000	\$327,000	+ 12.8%	\$282,000	\$310,000	+ 9.9%
Average Sales Price*	\$333,756	\$349,864	+ 4.8%	\$310,147	\$338,999	+ 9.3%
Percent of List Price Received*	99.8%	100.4%	+ 0.6%	99.2%	100.3%	+ 1.1%
Inventory of Homes for Sale	419	437	+ 4.3%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	98	91	- 7.1%	1,153	932	- 19.2%
Pending Sales	126	85	- 32.5%	900	801	- 11.0%
Closed Sales	151	135	- 10.6%	778	749	- 3.7%
Days on Market Until Sale	48	37	- 22.9%	58	50	- 13.8%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$214,950	\$249,200	+ 15.9%
Average Sales Price*	\$219,421	\$246,653	+ 12.4%	\$218,653	\$246,720	+ 12.8%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	99.9%	100.5%	+ 0.6%
Inventory of Homes for Sale	306	287	- 6.2%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

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

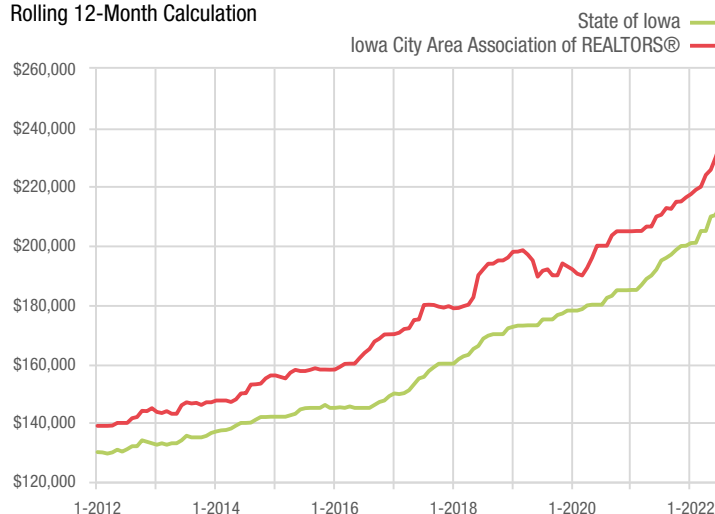
Median Sales Price - Single-Family Detached

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.