

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

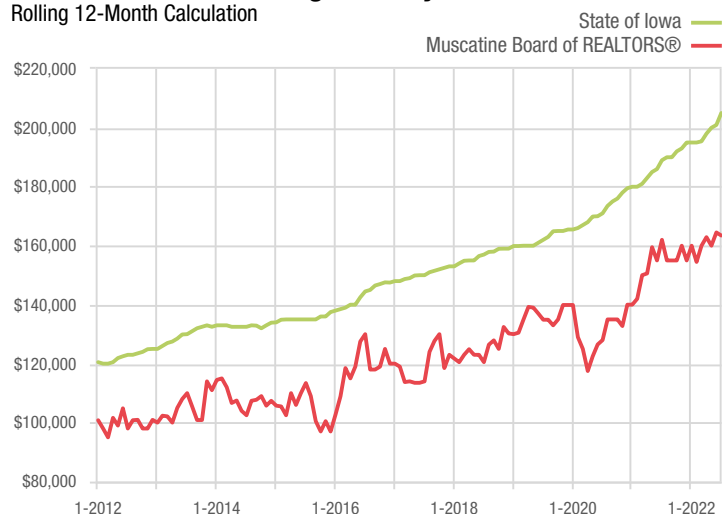
| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 7-2021 | Thru 7-2022 | % Change |
| New Listings | 64 | 58 | - 9.4% | 392 | 434 | + 10.7% |
| Pending Sales | 62 | 50 | - 19.4% | 353 | 364 | + 3.1% |
| Closed Sales | 23 | 17 | - 26.1% | 90 | 85 | - 5.6% |
| Days on Market Until Sale | 42 | 34 | - 19.0% | 44 | 38 | - 13.6% |
| Median Sales Price* | \$192,000 | \$185,000 | - 3.6% | \$155,000 | \$165,000 | + 6.5% |
| Average Sales Price* | \$185,088 | \$191,112 | + 3.3% | \$169,270 | \$198,816 | + 17.5% |
| Percent of List Price Received* | 97.7% | 96.5% | - 1.2% | 98.1% | 97.4% | - 0.7% |
| Inventory of Homes for Sale | 67 | 104 | + 55.2% | — | — | — |
| Months Supply of Inventory | 1.4 | 2.2 | + 57.1% | — | — | — |

| Townhouse-Condo | July | | | Year to Date | | |
|---------------------------------|-----------|------|----------|--------------|-------------|----------|
| Key Metrics | 2021 | 2022 | % Change | Thru 7-2021 | Thru 7-2022 | % Change |
| New Listings | 1 | 2 | + 100.0% | 11 | 12 | + 9.1% |
| Pending Sales | 1 | 2 | + 100.0% | 14 | 10 | - 28.6% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 4 | + 300.0% |
| Days on Market Until Sale | 0 | — | — | 0 | 17 | — |
| Median Sales Price* | \$304,900 | — | — | \$304,900 | \$150,000 | - 50.8% |
| Average Sales Price* | \$304,900 | — | — | \$304,900 | \$180,250 | - 40.9% |
| Percent of List Price Received* | 100.0% | — | — | 100.0% | 103.2% | + 3.2% |
| 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.

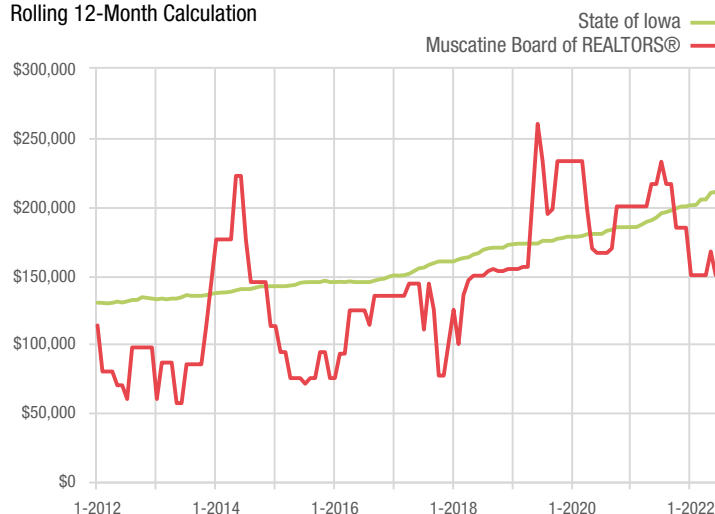
Median Sales Price - Single-Family Detached

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.