

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

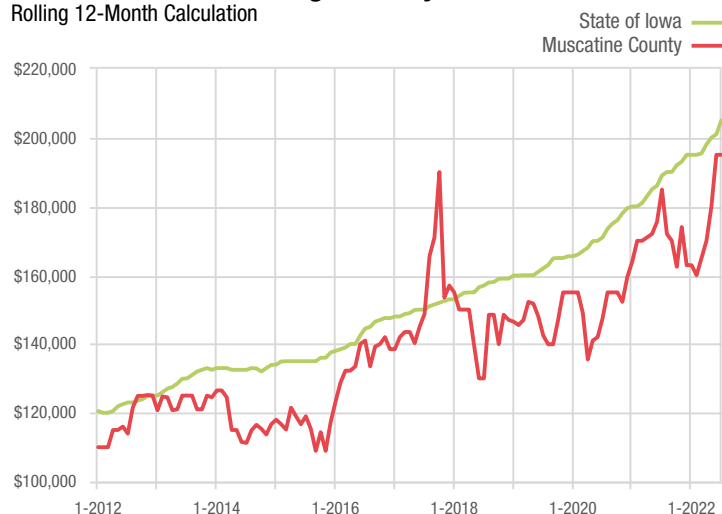
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	53	54	+ 1.9%	329	377	+ 14.6%
Pending Sales	54	44	- 18.5%	300	313	+ 4.3%
Closed Sales	13	15	+ 15.4%	51	52	+ 2.0%
Days on Market Until Sale	21	33	+ 57.1%	28	31	+ 10.7%
Median Sales Price*	\$210,000	\$191,000	- 9.0%	\$162,000	\$194,500	+ 20.1%
Average Sales Price*	\$192,847	\$199,927	+ 3.7%	\$176,474	\$215,320	+ 22.0%
Percent of List Price Received*	97.2%	96.0%	- 1.2%	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	54	89	+ 64.8%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

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.

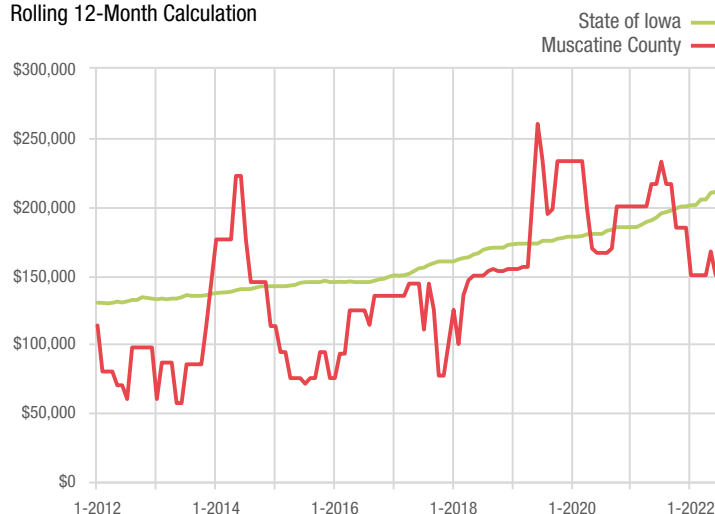
Median Sales Price - Single-Family Detached

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.