

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

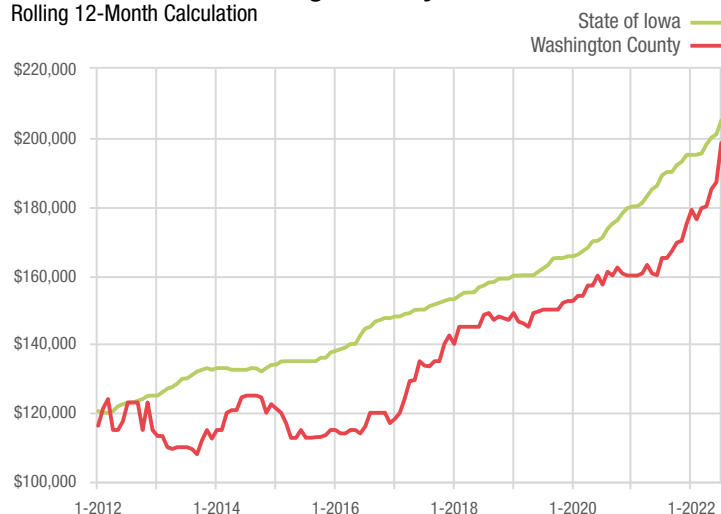
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	40	18	- 55.0%	219	192	- 12.3%
Pending Sales	31	26	- 16.1%	173	179	+ 3.5%
Closed Sales	33	29	- 12.1%	162	178	+ 9.9%
Days on Market Until Sale	38	33	- 13.2%	42	45	+ 7.1%
Median Sales Price*	\$178,000	\$265,000	+ 48.9%	\$169,000	\$199,900	+ 18.3%
Average Sales Price*	\$211,373	\$258,122	+ 22.1%	\$184,727	\$216,213	+ 17.0%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	62	40	- 35.5%	—	—	—
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	4	1	- 75.0%	25	23	- 8.0%
Pending Sales	1	2	+ 100.0%	16	13	- 18.8%
Closed Sales	2	2	0.0%	15	14	- 6.7%
Days on Market Until Sale	34	67	+ 97.1%	46	71	+ 54.3%
Median Sales Price*	\$220,000	\$240,040	+ 9.1%	\$135,000	\$228,000	+ 68.9%
Average Sales Price*	\$220,000	\$240,040	+ 9.1%	\$170,827	\$227,440	+ 33.1%
Percent of List Price Received*	98.6%	101.7%	+ 3.1%	98.9%	99.9%	+ 1.0%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	6.9	6.5	- 5.8%	—	—	—

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

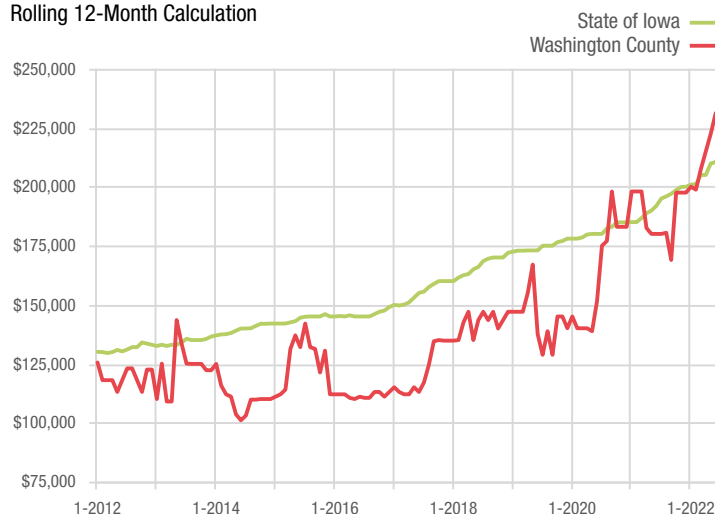
Median Sales Price - Single-Family Detached

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.