

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

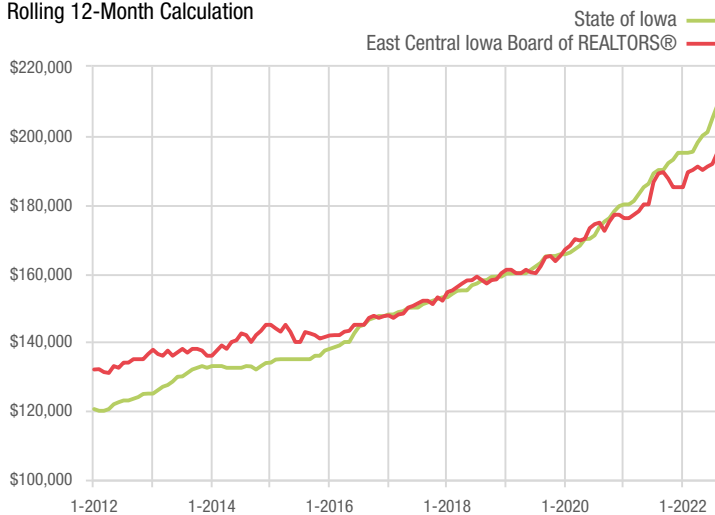
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	149	<b>158</b>	+ 6.0%	1,190	<b>1,192</b>	+ 0.2%
Pending Sales	130	<b>94</b>	- 27.7%	1,093	<b>1,000</b>	- 8.5%
Closed Sales	148	<b>169</b>	+ 14.2%	1,011	<b>978</b>	- 3.3%
Days on Market Until Sale	23	<b>19</b>	- 17.4%	25	<b>20</b>	- 20.0%
Median Sales Price*	\$185,550	<b>\$210,000</b>	+ 13.2%	\$190,850	<b>\$205,000</b>	+ 7.4%
Average Sales Price*	\$247,395	<b>\$264,324</b>	+ 6.8%	\$227,483	<b>\$240,714</b>	+ 5.8%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	99.7%	<b>100.2%</b>	+ 0.5%
Inventory of Homes for Sale	147	<b>212</b>	+ 44.2%	—	—	—
Months Supply of Inventory	1.1	<b>1.7</b>	+ 54.5%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	17	<b>6</b>	- 64.7%	134	<b>95</b>	- 29.1%
Pending Sales	17	<b>10</b>	- 41.2%	108	<b>92</b>	- 14.8%
Closed Sales	19	<b>10</b>	- 47.4%	93	<b>90</b>	- 3.2%
Days on Market Until Sale	44	<b>70</b>	+ 59.1%	57	<b>49</b>	- 14.0%
Median Sales Price*	\$200,000	<b>\$185,450</b>	- 7.3%	\$250,000	<b>\$211,500</b>	- 15.4%
Average Sales Price*	\$209,932	<b>\$235,760</b>	+ 12.3%	\$239,476	<b>\$230,401</b>	- 3.8%
Percent of List Price Received*	98.7%	<b>103.5%</b>	+ 4.9%	100.4%	<b>99.5%</b>	- 0.9%
Inventory of Homes for Sale	43	<b>25</b>	- 41.9%	—	—	—
Months Supply of Inventory	3.4	<b>2.3</b>	- 32.4%	—	—	—

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

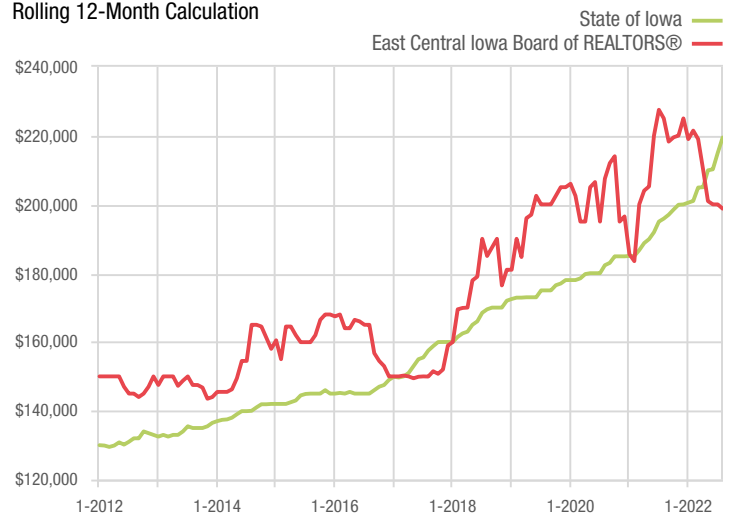
### Median Sales Price - Single-Family Detached

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.