

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

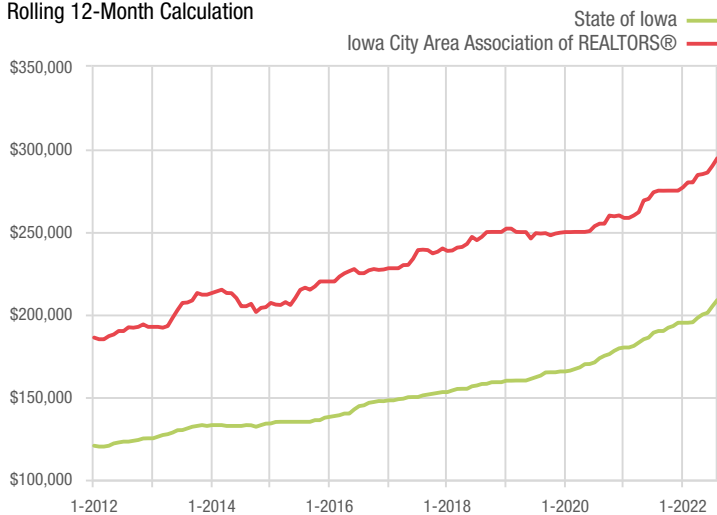
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	236	209	- 11.4%	2,013	1,902	- 5.5%
Pending Sales	219	175	- 20.1%	1,706	1,569	- 8.0%
Closed Sales	254	220	- 13.4%	1,605	1,514	- 5.7%
Days on Market Until Sale	41	37	- 9.8%	48	40	- 16.7%
Median Sales Price*	\$275,000	\$300,000	+ 9.1%	\$280,000	\$315,000	+ 12.5%
Average Sales Price*	\$307,049	\$341,027	+ 11.1%	\$309,656	\$340,050	+ 9.8%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.3%	100.1%	+ 0.8%
Inventory of Homes for Sale	409	426	+ 4.2%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	107	105	- 1.9%	1,260	1,042	- 17.3%
Pending Sales	97	87	- 10.3%	997	897	- 10.0%
Closed Sales	175	144	- 17.7%	953	895	- 6.1%
Days on Market Until Sale	55	58	+ 5.5%	57	52	- 8.8%
Median Sales Price*	\$209,900	\$233,700	+ 11.3%	\$214,900	\$245,000	+ 14.0%
Average Sales Price*	\$220,287	\$250,328	+ 13.6%	\$218,952	\$247,279	+ 12.9%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.8%	100.4%	+ 0.6%
Inventory of Homes for Sale	296	277	- 6.4%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

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

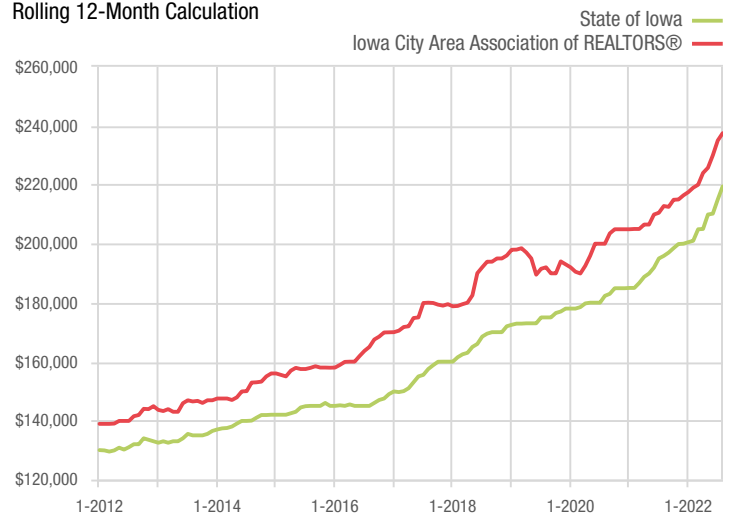
Median Sales Price - Single-Family Detached

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.