

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

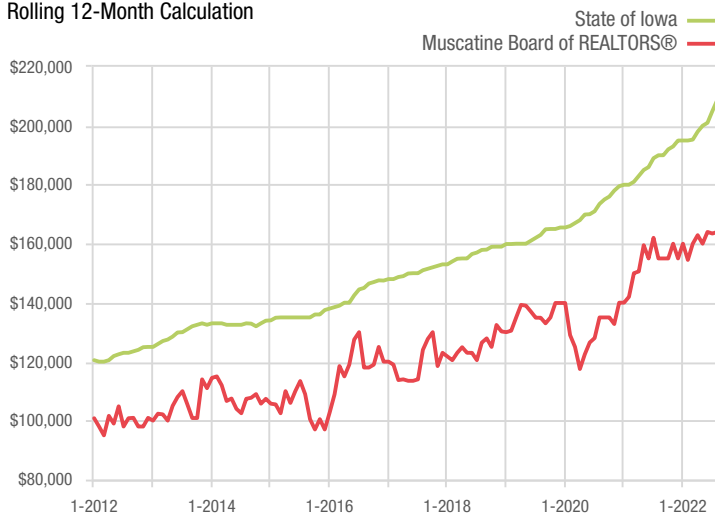
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	70	60	- 14.3%	462	494	+ 6.9%
Pending Sales	47	55	+ 17.0%	400	418	+ 4.5%
Closed Sales	10	9	- 10.0%	100	96	- 4.0%
Days on Market Until Sale	30	38	+ 26.7%	43	38	- 11.6%
Median Sales Price*	\$205,750	\$240,000	+ 16.6%	\$160,000	\$170,000	+ 6.3%
Average Sales Price*	\$197,200	\$235,611	+ 19.5%	\$172,091	\$202,590	+ 17.7%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	84	103	+ 22.6%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	1	- 75.0%	15	13	- 13.3%
Pending Sales	1	0	- 100.0%	15	10	- 33.3%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	0	—	—	0	17	—
Median Sales Price*	\$184,500	—	—	\$244,700	\$150,000	- 38.7%
Average Sales Price*	\$184,500	—	—	\$244,700	\$180,250	- 26.3%
Percent of List Price Received*	102.5%	—	—	101.3%	103.2%	+ 1.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.8	1.1	- 38.9%	—	—	—

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

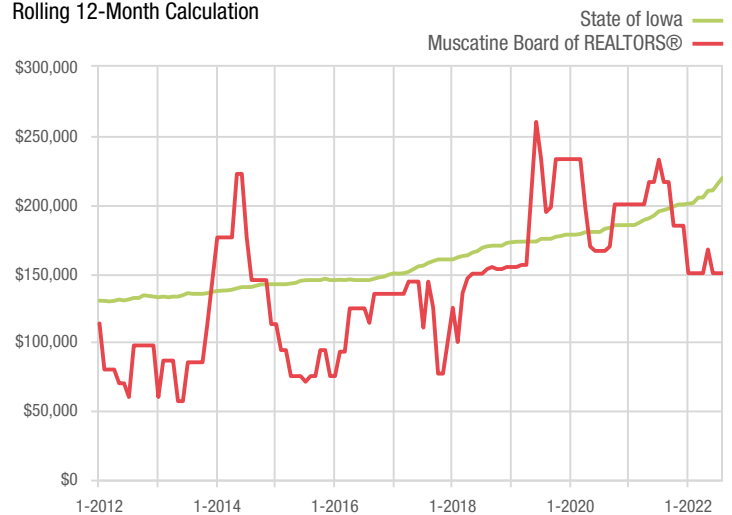
Median Sales Price - Single-Family Detached

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.