

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine County

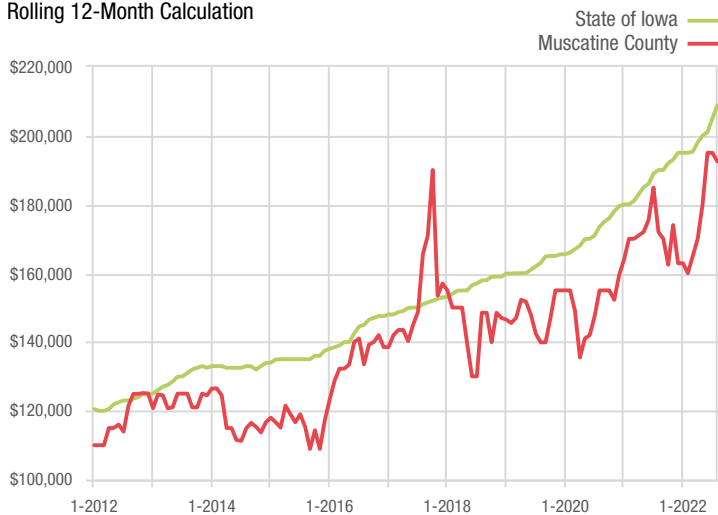
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	61	54	- 11.5%	390	431	+ 10.5%
Pending Sales	42	51	+ 21.4%	342	363	+ 6.1%
Closed Sales	7	5	- 28.6%	58	58	0.0%
Days on Market Until Sale	13	53	+ 307.7%	26	32	+ 23.1%
Median Sales Price*	\$257,000	<b>\$130,000</b>	- 49.4%	\$170,000	<b>\$194,500</b>	+ 14.4%
Average Sales Price*	\$234,286	<b>\$219,500</b>	- 6.3%	\$183,574	<b>\$217,694</b>	+ 18.6%
Percent of List Price Received*	101.3%	<b>95.7%</b>	- 5.5%	99.1%	<b>97.7%</b>	- 1.4%
Inventory of Homes for Sale	68	<b>87</b>	+ 27.9%	—	—	—
Months Supply of Inventory	1.7	<b>2.1</b>	+ 23.5%	—	—	—

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	<b>\$150,000</b>	- 38.7%
Average Sales Price*	\$184,500	—	—	\$244,700	<b>\$180,250</b>	- 26.3%
Percent of List Price Received*	102.5%	—	—	101.3%	<b>103.2%</b>	+ 1.9%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	1.8	<b>1.1</b>	- 38.9%	—	—	—

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

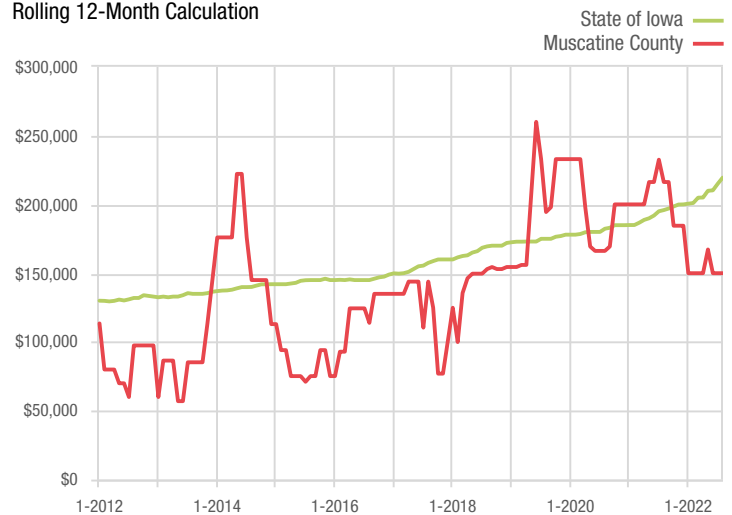
### Median Sales Price - Single-Family Detached

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.