

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cedar Rapids Area Association of REALTORS®

Includes Linn County

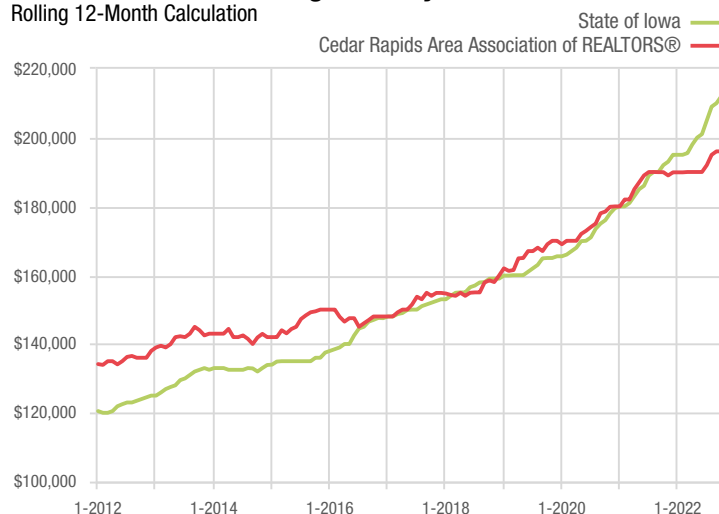
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	351	307	- 12.5%	3,287	3,285	- 0.1%
Pending Sales	322	251	- 22.0%	2,978	2,841	- 4.6%
Closed Sales	294	274	- 6.8%	2,786	2,769	- 0.6%
Days on Market Until Sale	19	21	+ 10.5%	18	19	+ 5.6%
Median Sales Price*	\$189,500	\$188,700	- 0.4%	\$190,000	\$200,000	+ 5.3%
Average Sales Price*	\$222,593	\$253,988	+ 14.1%	\$230,121	\$246,093	+ 6.9%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	100.8%	100.6%	- 0.2%
Inventory of Homes for Sale	318	421	+ 32.4%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	59	62	+ 5.1%	643	632	- 1.7%
Pending Sales	49	38	- 22.4%	604	515	- 14.7%
Closed Sales	53	53	0.0%	588	520	- 11.6%
Days on Market Until Sale	24	17	- 29.2%	38	24	- 36.8%
Median Sales Price*	\$180,000	\$200,000	+ 11.1%	\$171,000	\$189,250	+ 10.7%
Average Sales Price*	\$184,093	\$205,257	+ 11.5%	\$183,670	\$203,067	+ 10.6%
Percent of List Price Received*	99.2%	99.8%	+ 0.6%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	79	136	+ 72.2%	—	—	—
Months Supply of Inventory	1.4	2.8	+ 100.0%	—	—	—

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

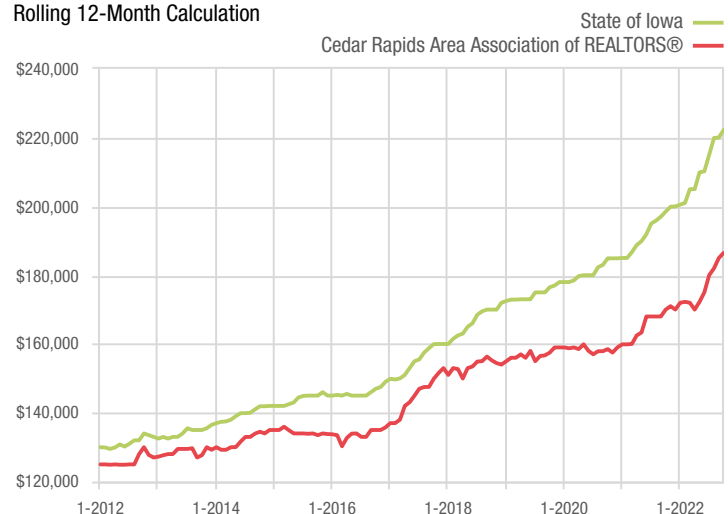
Median Sales Price - Single-Family Detached

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.