

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

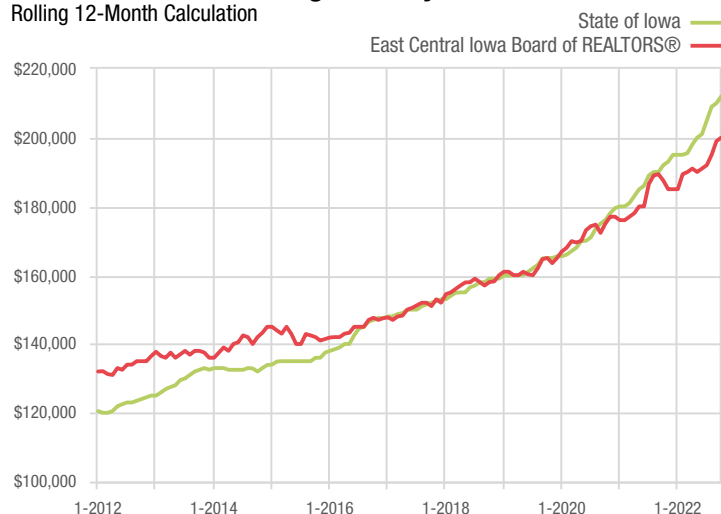
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	172	129	- 25.0%	1,522	1,470	- 3.4%
Pending Sales	143	66	- 53.8%	1,367	1,225	- 10.4%
Closed Sales	140	111	- 20.7%	1,292	1,240	- 4.0%
Days on Market Until Sale	26	17	- 34.6%	24	19	- 20.8%
Median Sales Price*	\$178,500	\$195,500	+ 9.5%	\$190,000	\$203,550	+ 7.1%
Average Sales Price*	\$220,706	\$235,074	+ 6.5%	\$225,700	\$242,530	+ 7.5%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	99.5%	99.8%	+ 0.3%
Inventory of Homes for Sale	173	230	+ 32.9%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	9	5	- 44.4%	158	115	- 27.2%
Pending Sales	14	3	- 78.6%	130	111	- 14.6%
Closed Sales	10	12	+ 20.0%	122	115	- 5.7%
Days on Market Until Sale	7	82	+ 1,071.4%	48	52	+ 8.3%
Median Sales Price*	\$235,250	\$243,950	+ 3.7%	\$235,000	\$215,000	- 8.5%
Average Sales Price*	\$267,490	\$258,479	- 3.4%	\$235,104	\$242,178	+ 3.0%
Percent of List Price Received*	99.4%	97.7%	- 1.7%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	38	24	- 36.8%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

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

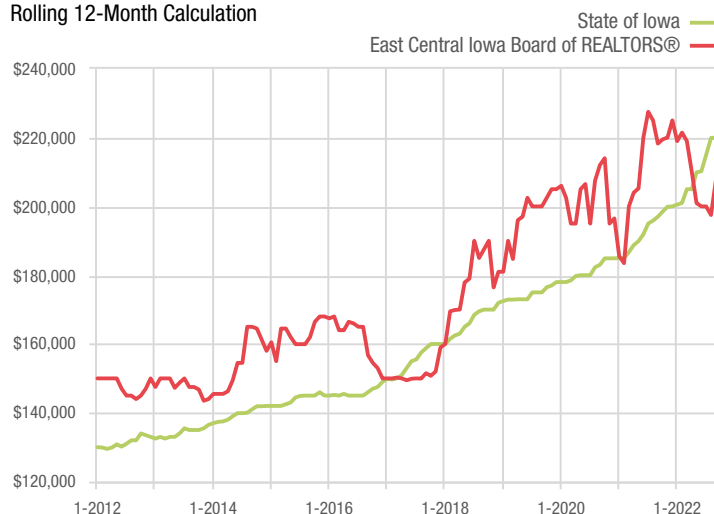
Median Sales Price - Single-Family Detached

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.