

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

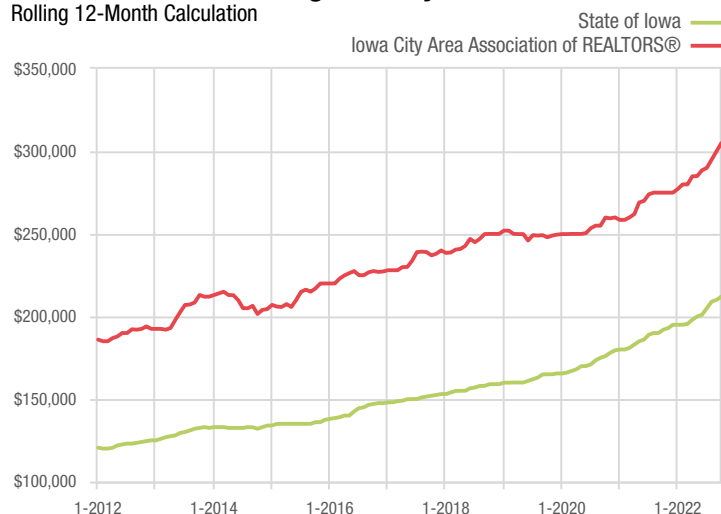
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	208	150	- 27.9%	2,407	2,237	- 7.1%
Pending Sales	160	111	- 30.6%	2,059	1,840	- 10.6%
Closed Sales	207	143	- 30.9%	1,998	1,832	- 8.3%
Days on Market Until Sale	46	44	- 4.3%	47	41	- 12.8%
Median Sales Price*	\$265,000	\$330,000	+ 24.5%	\$275,000	\$315,000	+ 14.5%
Average Sales Price*	\$308,344	\$333,263	+ 8.1%	\$307,666	\$340,039	+ 10.5%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	99.1%	99.8%	+ 0.7%
Inventory of Homes for Sale	392	426	+ 8.7%	—	—	—
Months Supply of Inventory	2.0	2.4	+ 20.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	121	79	- 34.7%	1,460	1,219	- 16.5%
Pending Sales	85	65	- 23.5%	1,159	1,030	- 11.1%
Closed Sales	83	66	- 20.5%	1,132	1,038	- 8.3%
Days on Market Until Sale	79	52	- 34.2%	58	51	- 12.1%
Median Sales Price*	\$224,900	\$248,625	+ 10.5%	\$215,000	\$245,000	+ 14.0%
Average Sales Price*	\$241,292	\$241,089	- 0.1%	\$222,176	\$245,291	+ 10.4%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	284	289	+ 1.8%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

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

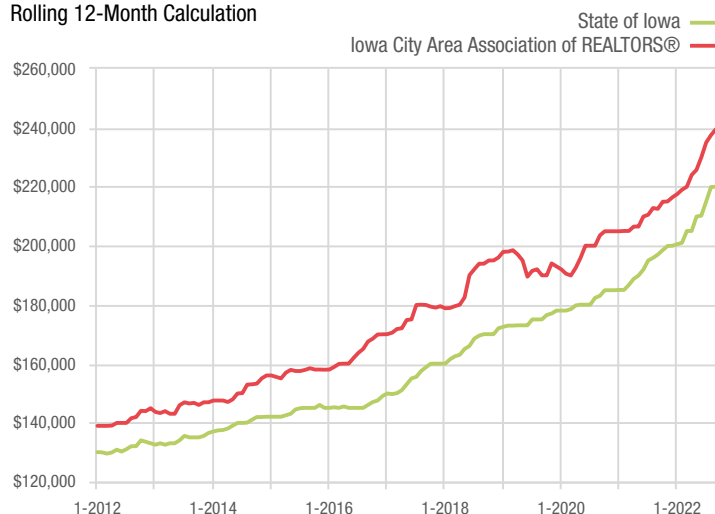
Median Sales Price - Single-Family Detached

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.