

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

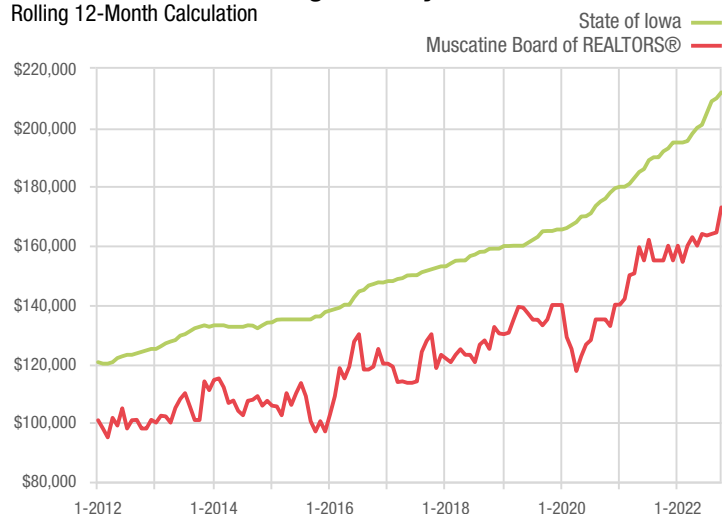
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	62	66	+ 6.5%	568	607	+ 6.9%
Pending Sales	54	51	- 5.6%	499	506	+ 1.4%
Closed Sales	10	13	+ 30.0%	122	122	0.0%
Days on Market Until Sale	33	71	+ 115.2%	39	42	+ 7.7%
Median Sales Price*	\$130,000	\$216,250	+ 66.3%	\$154,500	\$172,500	+ 11.7%
Average Sales Price*	\$160,156	\$236,600	+ 47.7%	\$171,382	\$205,276	+ 19.8%
Percent of List Price Received*	96.7%	93.9%	- 2.9%	97.9%	97.0%	- 0.9%
Inventory of Homes for Sale	74	108	+ 45.9%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	1	—	17	15	- 11.8%
Pending Sales	1	1	0.0%	18	13	- 27.8%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	32	—	—	11	17	+ 54.5%
Median Sales Price*	\$82,750	—	—	\$184,500	\$150,000	- 18.7%
Average Sales Price*	\$82,750	—	—	\$190,717	\$180,250	- 5.5%
Percent of List Price Received*	97.4%	—	—	100.0%	103.2%	+ 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

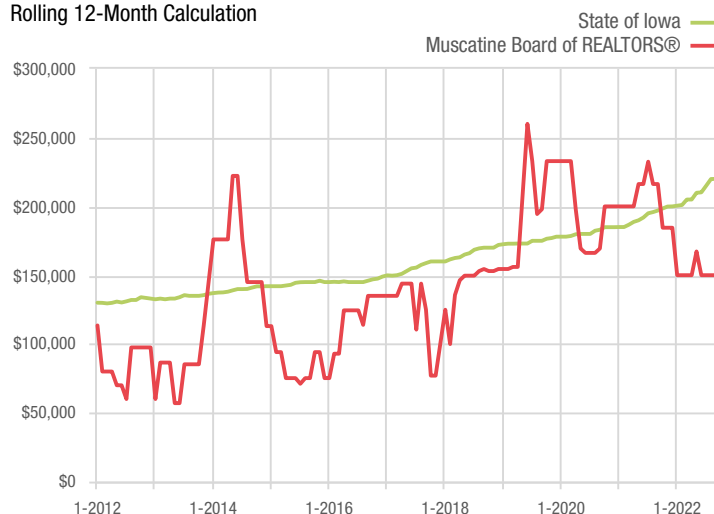
Median Sales Price - Single-Family Detached

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.