

# Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine County

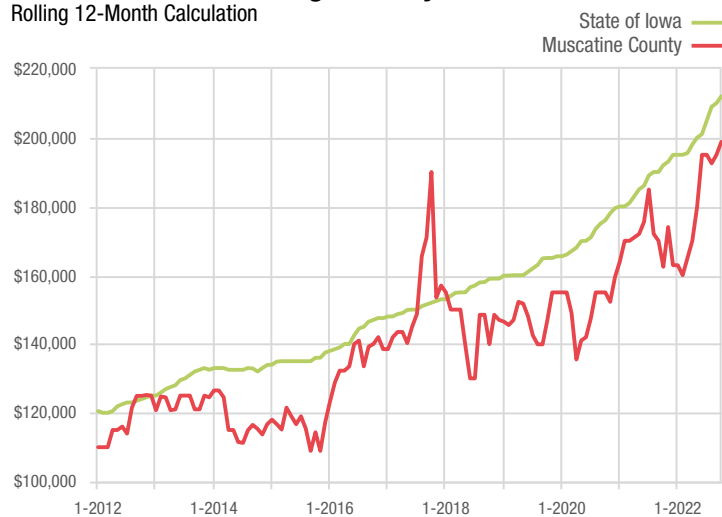
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	53	61	+ 15.1%	483	537	+ 11.2%
Pending Sales	46	50	+ 8.7%	429	446	+ 4.0%
Closed Sales	5	12	+ 140.0%	73	78	+ 6.8%
Days on Market Until Sale	24	77	+ 220.8%	24	41	+ 70.8%
Median Sales Price*	\$133,000	\$216,250	+ 62.6%	\$161,000	\$196,250	+ 21.9%
Average Sales Price*	\$188,080	\$236,600	+ 25.8%	\$180,855	\$221,163	+ 22.3%
Percent of List Price Received*	94.1%	93.9%	- 0.2%	98.6%	97.0%	- 1.6%
Inventory of Homes for Sale	61	90	+ 47.5%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

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.

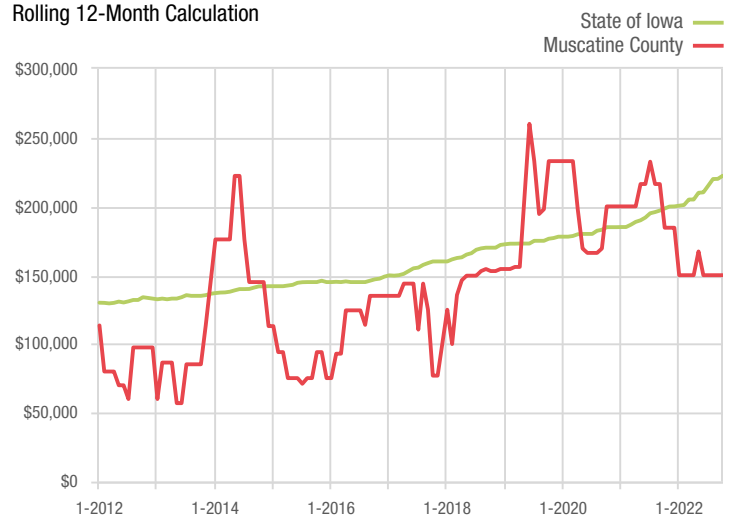
### Median Sales Price - Single-Family Detached

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.