

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

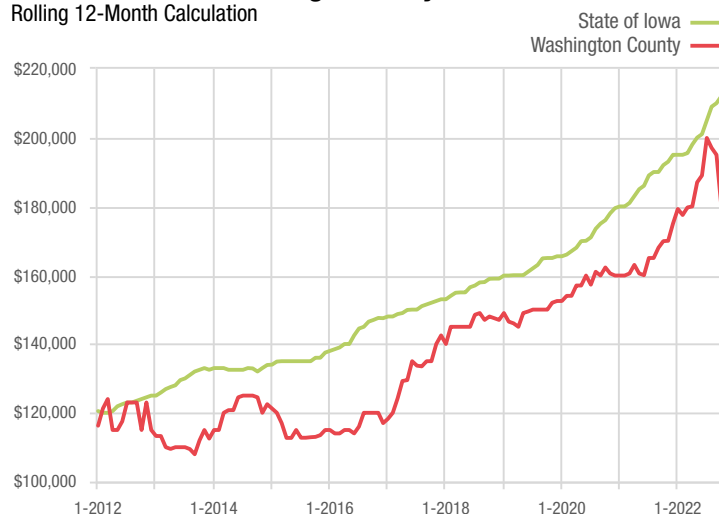
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	36	29	- 19.4%	319	280	- 12.2%
Pending Sales	28	16	- 42.9%	266	244	- 8.3%
Closed Sales	27	17	- 37.0%	258	250	- 3.1%
Days on Market Until Sale	38	24	- 36.8%	42	44	+ 4.8%
Median Sales Price*	\$210,000	\$130,000	- 38.1%	\$173,450	\$180,000	+ 3.8%
Average Sales Price*	\$233,262	\$170,418	- 26.9%	\$195,580	\$211,581	+ 8.2%
Percent of List Price Received*	98.2%	96.5%	- 1.7%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	59	53	- 10.2%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	8	3	- 62.5%	35	34	- 2.9%
Pending Sales	3	2	- 33.3%	24	19	- 20.8%
Closed Sales	2	0	- 100.0%	23	19	- 17.4%
Days on Market Until Sale	63	—	—	53	86	+ 62.3%
Median Sales Price*	\$211,250	—	—	\$197,500	\$216,000	+ 9.4%
Average Sales Price*	\$211,250	—	—	\$189,830	\$227,482	+ 19.8%
Percent of List Price Received*	98.7%	—	—	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	12	20	+ 66.7%	—	—	—
Months Supply of Inventory	4.9	7.8	+ 59.2%	—	—	—

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

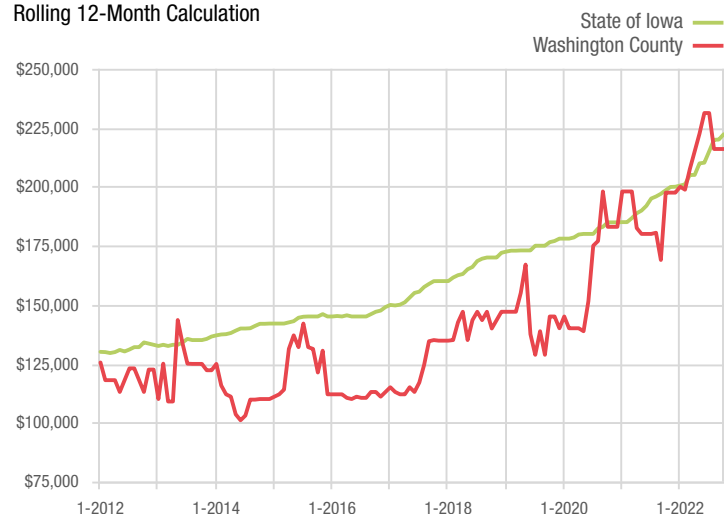
Median Sales Price - Single-Family Detached

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.