

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

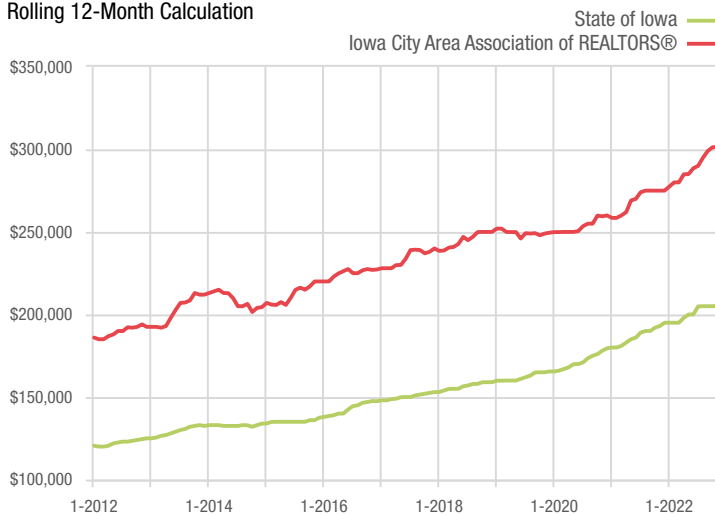
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	147	122	- 17.0%	2,554	2,380	- 6.8%
Pending Sales	174	100	- 42.5%	2,234	1,966	- 12.0%
Closed Sales	157	132	- 15.9%	2,156	1,984	- 8.0%
Days on Market Until Sale	44	55	+ 25.0%	47	42	- 10.6%
Median Sales Price*	\$269,900	\$275,000	+ 1.9%	\$275,000	\$306,625	+ 11.5%
Average Sales Price*	\$304,053	\$312,181	+ 2.7%	\$307,406	\$336,962	+ 9.6%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	99.1%	99.6%	+ 0.5%
Inventory of Homes for Sale	341	415	+ 21.7%	—	—	—
Months Supply of Inventory	1.7	2.4	+ 41.2%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	66	55	- 16.7%	1,527	1,273	- 16.6%
Pending Sales	78	58	- 25.6%	1,237	1,091	- 11.8%
Closed Sales	64	76	+ 18.8%	1,196	1,117	- 6.6%
Days on Market Until Sale	59	59	0.0%	58	52	- 10.3%
Median Sales Price*	\$231,250	\$239,950	+ 3.8%	\$216,000	\$244,900	+ 13.4%
Average Sales Price*	\$243,748	\$237,111	- 2.7%	\$223,332	\$244,685	+ 9.6%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	263	264	+ 0.4%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

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

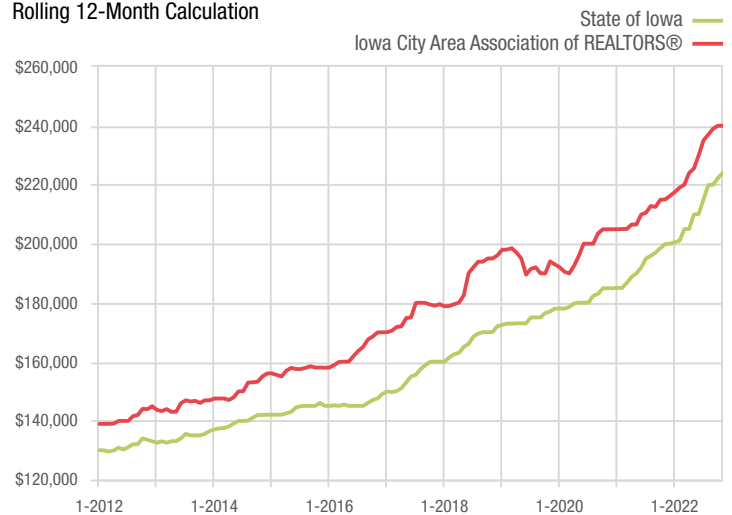
Median Sales Price - Single-Family Detached

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.