

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

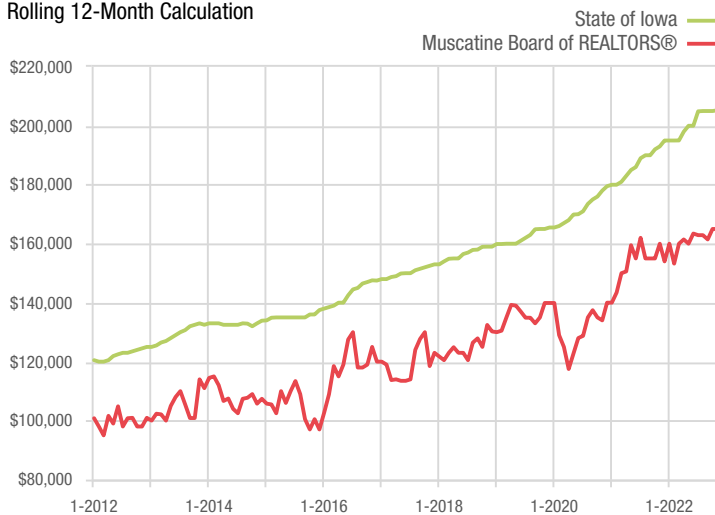
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	50	47	- 6.0%	618	666	+ 7.8%
Pending Sales	42	34	- 19.0%	541	554	+ 2.4%
Closed Sales	15	11	- 26.7%	137	151	+ 10.2%
Days on Market Until Sale	57	35	- 38.6%	41	41	0.0%
Median Sales Price*	\$132,300	\$155,000	+ 17.2%	\$154,000	\$165,000	+ 7.1%
Average Sales Price*	\$186,059	\$207,364	+ 11.5%	\$173,013	\$197,905	+ 14.4%
Percent of List Price Received*	96.9%	96.4%	- 0.5%	97.8%	97.0%	- 0.8%
Inventory of Homes for Sale	75	109	+ 45.3%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	2	0	- 100.0%	19	15	- 21.1%
Pending Sales	1	0	- 100.0%	19	13	- 31.6%
Closed Sales	0	2	—	3	6	+ 100.0%
Days on Market Until Sale	—	29	—	11	21	+ 90.9%
Median Sales Price*	—	\$135,250	—	\$184,500	\$150,000	- 18.7%
Average Sales Price*	—	\$135,250	—	\$190,717	\$165,250	- 13.4%
Percent of List Price Received*	—	99.2%	—	100.0%	101.9%	+ 1.9%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.1	—	—	—	—	—

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

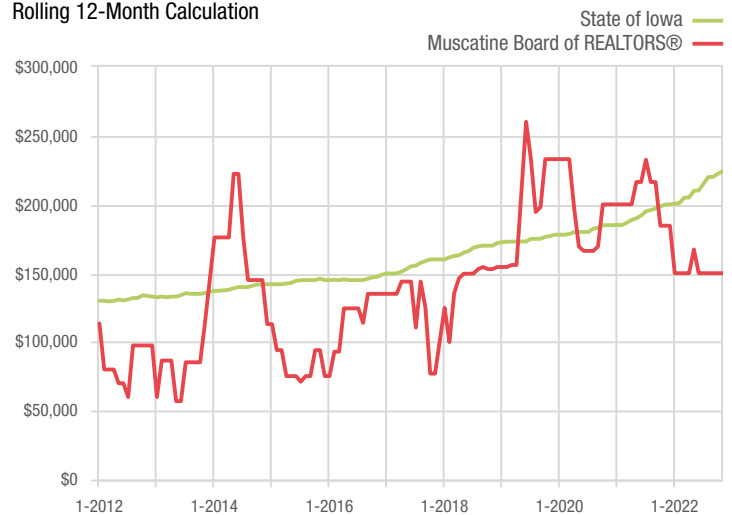
Median Sales Price - Single-Family Detached

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.