

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

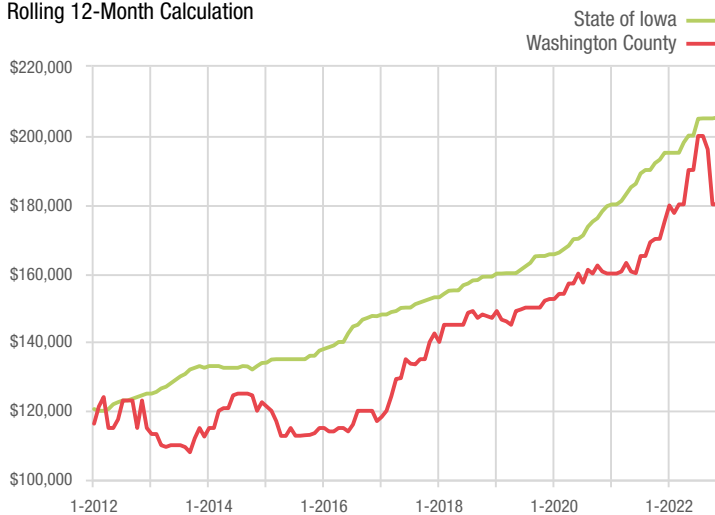
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	33	<b>26</b>	- 21.2%	355	<b>309</b>	- 13.0%
Pending Sales	35	<b>19</b>	- 45.7%	303	<b>266</b>	- 12.2%
Closed Sales	26	<b>20</b>	- 23.1%	285	<b>273</b>	- 4.2%
Days on Market Until Sale	58	<b>44</b>	- 24.1%	43	<b>44</b>	+ 2.3%
Median Sales Price*	\$196,250	<b>\$187,000</b>	- 4.7%	\$175,000	<b>\$180,000</b>	+ 2.9%
Average Sales Price*	\$216,148	<b>\$211,303</b>	- 2.2%	\$197,879	<b>\$211,103</b>	+ 6.7%
Percent of List Price Received*	97.2%	<b>98.3%</b>	+ 1.1%	98.3%	<b>98.5%</b>	+ 0.2%
Inventory of Homes for Sale	54	<b>58</b>	+ 7.4%	—	—	—
Months Supply of Inventory	2.0	<b>2.4</b>	+ 20.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	3	<b>5</b>	+ 66.7%	38	<b>39</b>	+ 2.6%
Pending Sales	4	<b>1</b>	- 75.0%	28	<b>21</b>	- 25.0%
Closed Sales	4	<b>3</b>	- 25.0%	27	<b>22</b>	- 18.5%
Days on Market Until Sale	71	<b>31</b>	- 56.3%	56	<b>79</b>	+ 41.1%
Median Sales Price*	\$191,200	<b>\$260,000</b>	+ 36.0%	\$197,500	<b>\$228,000</b>	+ 15.4%
Average Sales Price*	\$191,825	<b>\$221,000</b>	+ 15.2%	\$190,126	<b>\$226,598</b>	+ 19.2%
Percent of List Price Received*	98.0%	<b>100.8%</b>	+ 2.9%	98.6%	<b>99.8%</b>	+ 1.2%
Inventory of Homes for Sale	10	<b>23</b>	+ 130.0%	—	—	—
Months Supply of Inventory	3.7	<b>11.0</b>	+ 197.3%	—	—	—

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

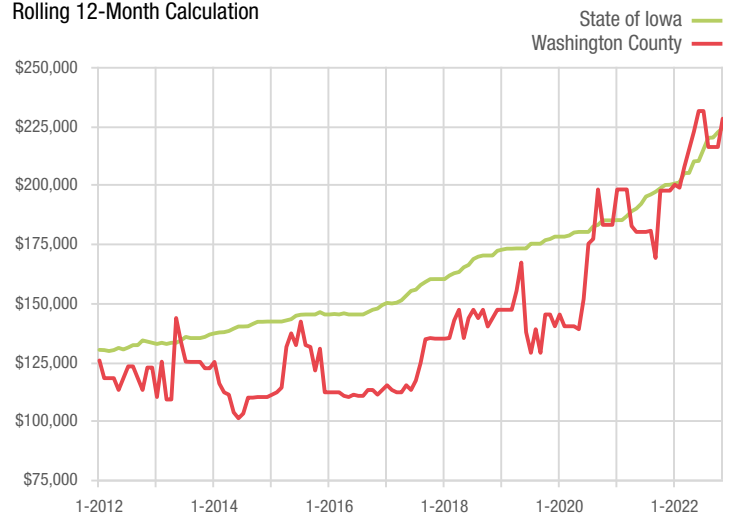
### Median Sales Price - Single-Family Detached

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.