

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

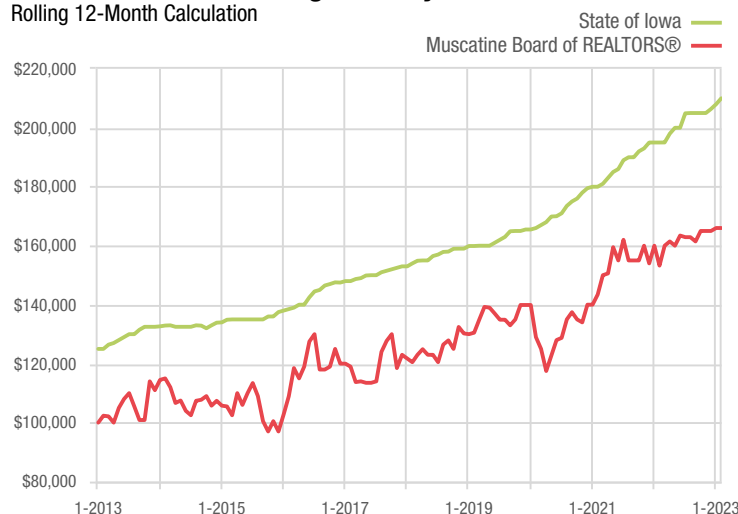
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	45	35	- 22.2%	84	72	- 14.3%
Pending Sales	47	44	- 6.4%	81	76	- 6.2%
Closed Sales	6	10	+ 66.7%	12	15	+ 25.0%
Days on Market Until Sale	70	78	+ 11.4%	71	85	+ 19.7%
Median Sales Price*	\$81,500	<b>\$102,950</b>	+ 26.3%	\$137,750	<b>\$148,500</b>	+ 7.8%
Average Sales Price*	\$90,750	<b>\$141,630</b>	+ 56.1%	\$130,992	<b>\$166,987</b>	+ 27.5%
Percent of List Price Received*	93.7%	<b>93.3%</b>	- 0.4%	96.4%	<b>95.0%</b>	- 1.5%
Inventory of Homes for Sale	67	65	- 3.0%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	17	—	—
Median Sales Price*	—	—	—	\$147,500	—	—
Average Sales Price*	—	—	—	\$147,500	—	—
Percent of List Price Received*	—	—	—	102.6%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.1	0.5	- 54.5%	—	—	—

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

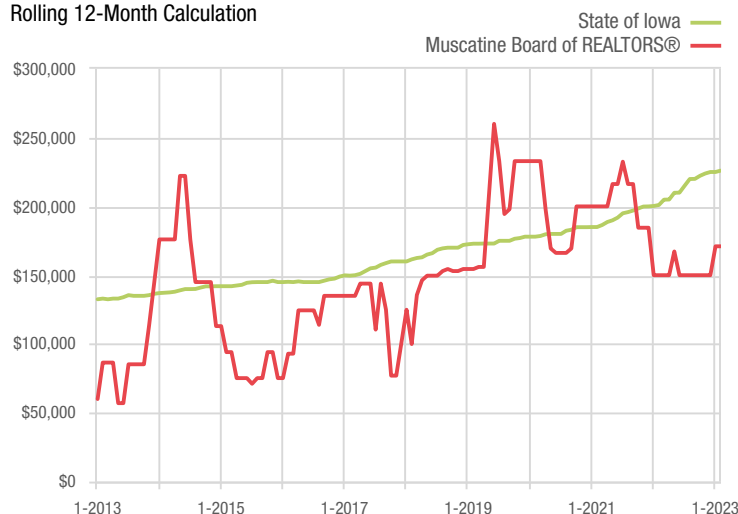
### Median Sales Price - Single-Family Detached

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.