

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

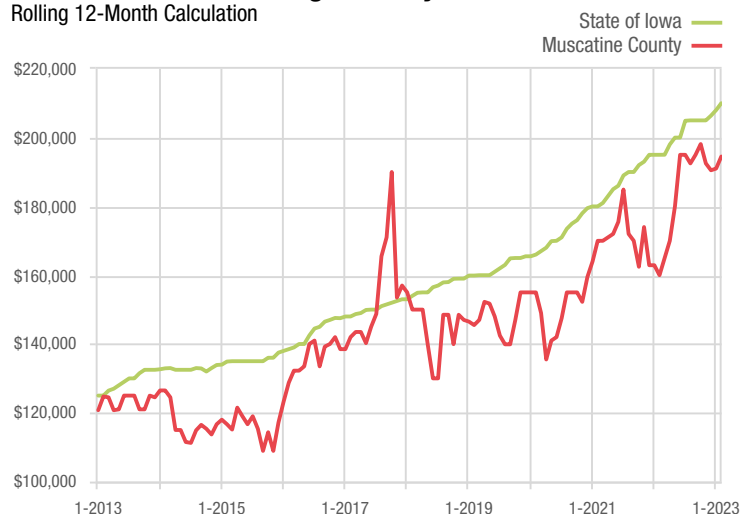
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	37	27	- 27.0%	65	56	- 13.8%
Pending Sales	37	37	0.0%	64	64	0.0%
Closed Sales	4	5	+ 25.0%	6	10	+ 66.7%
Days on Market Until Sale	38	87	+ 128.9%	59	94	+ 59.3%
Median Sales Price*	\$74,500	\$127,000	+ 70.5%	\$121,250	\$178,000	+ 46.8%
Average Sales Price*	\$87,125	\$188,080	+ 115.9%	\$109,733	\$202,890	+ 84.9%
Percent of List Price Received*	94.4%	93.3%	- 1.2%	95.8%	95.9%	+ 0.1%
Inventory of Homes for Sale	52	51	- 1.9%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

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.

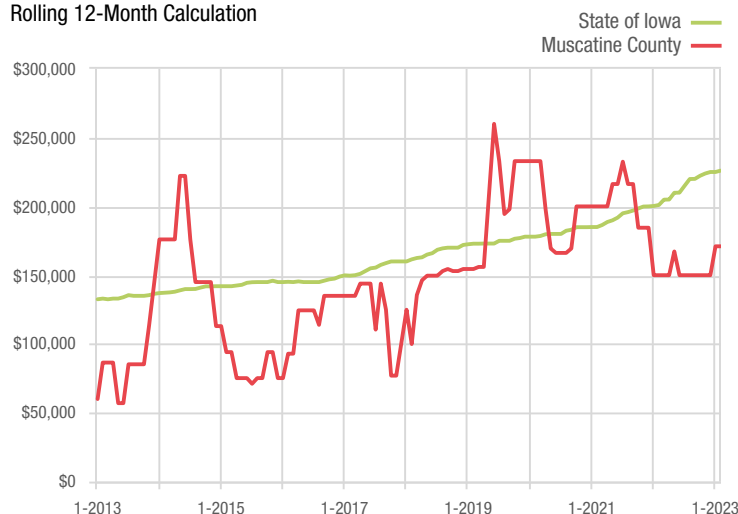
Median Sales Price - Single-Family Detached

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.