

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

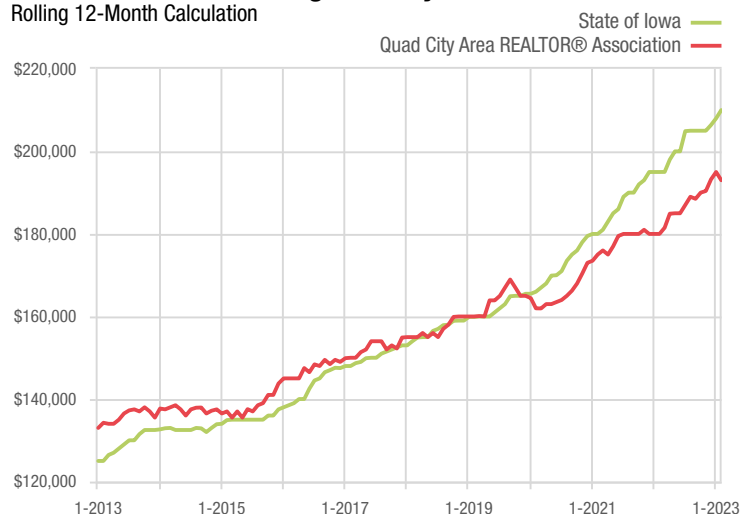
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	233	158	- 32.2%	440	324	- 26.4%
Pending Sales	239	147	- 38.5%	478	313	- 34.5%
Closed Sales	184	131	- 28.8%	370	259	- 30.0%
Days on Market Until Sale	37	36	- 2.7%	35	41	+ 17.1%
Median Sales Price*	\$199,000	\$182,450	- 8.3%	\$176,000	\$174,250	- 1.0%
Average Sales Price*	\$241,487	\$207,794	- 14.0%	\$220,285	\$208,256	- 5.5%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	267	318	+ 19.1%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	17	32	+ 88.2%	55	44	- 20.0%
Pending Sales	29	26	- 10.3%	47	47	0.0%
Closed Sales	19	18	- 5.3%	44	31	- 29.5%
Days on Market Until Sale	28	57	+ 103.6%	24	47	+ 95.8%
Median Sales Price*	\$230,000	\$247,450	+ 7.6%	\$202,500	\$255,000	+ 25.9%
Average Sales Price*	\$227,177	\$253,872	+ 11.8%	\$221,375	\$269,681	+ 21.8%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	98.5%	99.4%	+ 0.9%
Inventory of Homes for Sale	37	52	+ 40.5%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

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

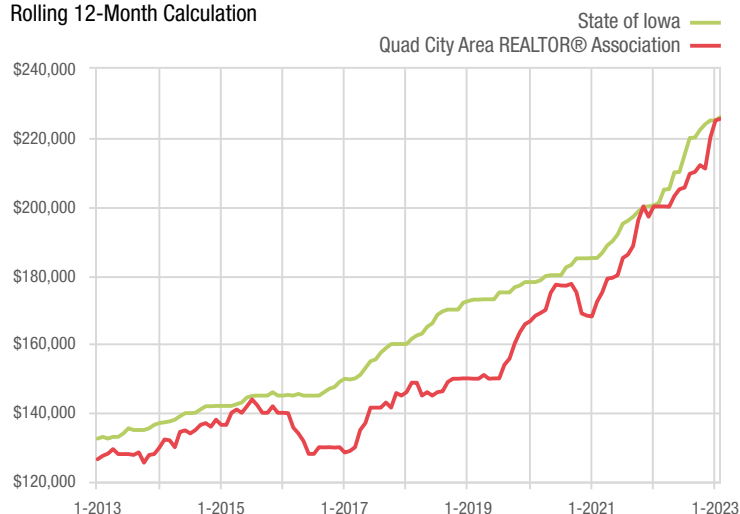
Median Sales Price - Single-Family Detached

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.