

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

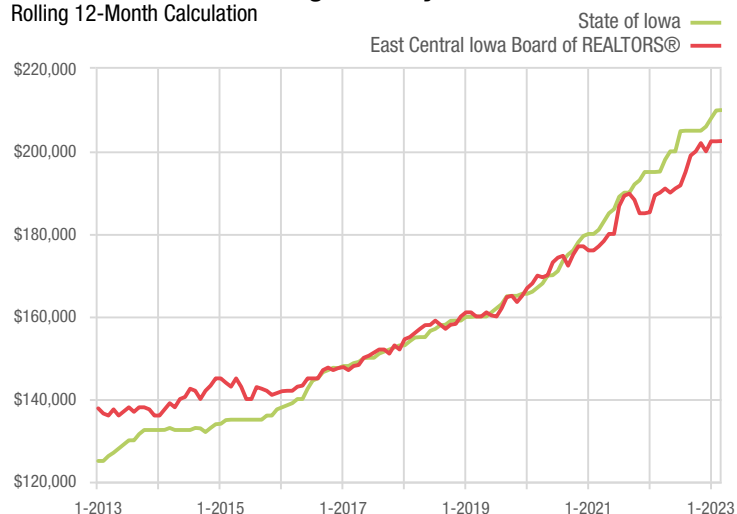
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	143	136	- 4.9%	320	306	- 4.4%
Pending Sales	114	99	- 13.2%	289	265	- 8.3%
Closed Sales	97	112	+ 15.5%	250	228	- 8.8%
Days on Market Until Sale	23	35	+ 52.2%	26	37	+ 42.3%
Median Sales Price*	\$195,000	\$198,550	+ 1.8%	\$185,250	\$198,500	+ 7.2%
Average Sales Price*	\$215,609	\$215,724	+ 0.1%	\$210,668	\$224,254	+ 6.4%
Percent of List Price Received*	100.3%	97.5%	- 2.8%	98.5%	97.2%	- 1.3%
Inventory of Homes for Sale	102	146	+ 43.1%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	9	8	- 11.1%	26	23	- 11.5%
Pending Sales	14	4	- 71.4%	27	11	- 59.3%
Closed Sales	7	8	+ 14.3%	20	14	- 30.0%
Days on Market Until Sale	33	52	+ 57.6%	36	78	+ 116.7%
Median Sales Price*	\$249,949	\$228,750	- 8.5%	\$202,250	\$240,000	+ 18.7%
Average Sales Price*	\$217,336	\$236,300	+ 8.7%	\$198,515	\$226,136	+ 13.9%
Percent of List Price Received*	100.5%	99.1%	- 1.4%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	31	30	- 3.2%	—	—	—
Months Supply of Inventory	2.7	3.3	+ 22.2%	—	—	—

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

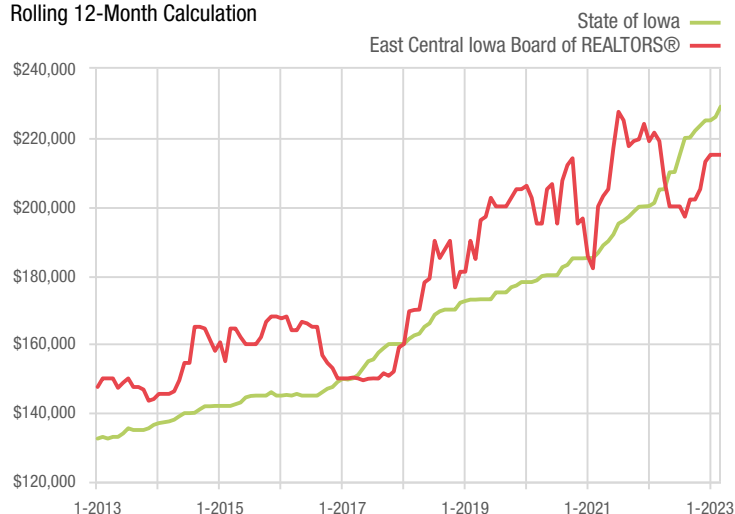
Median Sales Price - Single-Family Detached

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.