

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

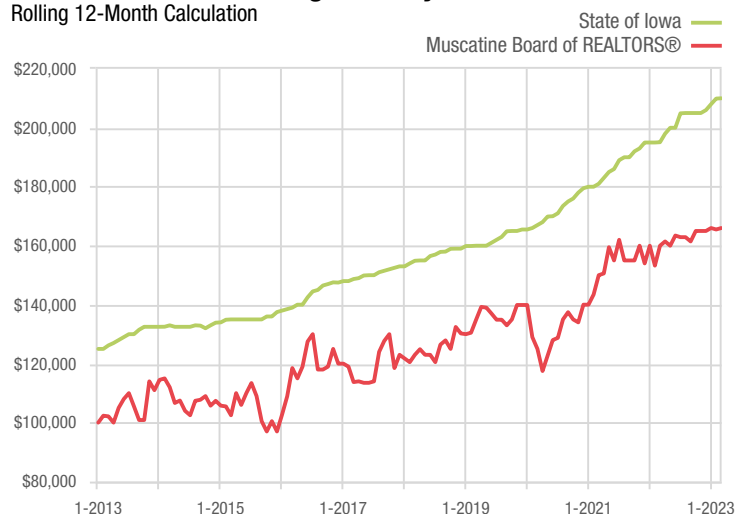
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	50	44	- 12.0%	134	116	- 13.4%
Pending Sales	47	44	- 6.4%	128	124	- 3.1%
Closed Sales	12	17	+ 41.7%	24	33	+ 37.5%
Days on Market Until Sale	34	49	+ 44.1%	52	70	+ 34.6%
Median Sales Price*	\$171,000	\$171,000	0.0%	\$159,500	\$161,000	+ 0.9%
Average Sales Price*	\$208,479	\$198,576	- 4.8%	\$169,735	\$180,530	+ 6.4%
Percent of List Price Received*	97.4%	102.7%	+ 5.4%	96.9%	99.0%	+ 2.2%
Inventory of Homes for Sale	65	56	- 13.8%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	4	+ 300.0%	3	6	+ 100.0%
Pending Sales	3	0	- 100.0%	3	2	- 33.3%
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	0	4	—	—	—	—
Months Supply of Inventory	—	2.3	—	—	—	—

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

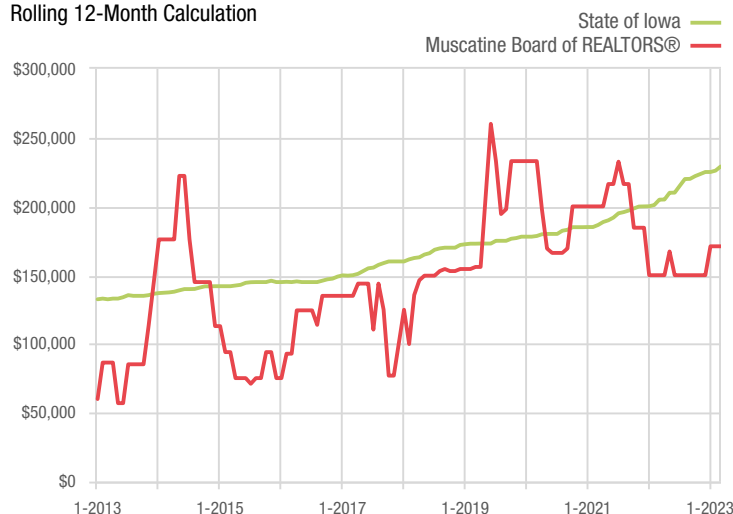
Median Sales Price - Single-Family Detached

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.