

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

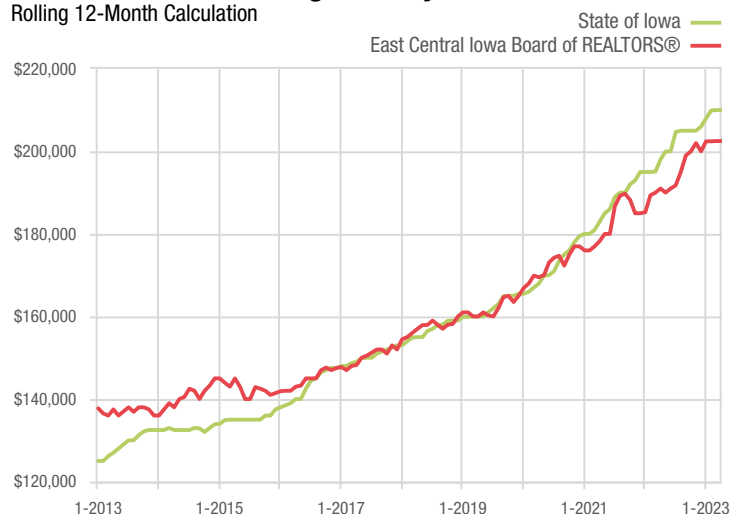
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	149	115	- 22.8%	469	424	- 9.6%
Pending Sales	145	82	- 43.4%	434	367	- 15.4%
Closed Sales	104	112	+ 7.7%	354	340	- 4.0%
Days on Market Until Sale	32	24	- 25.0%	28	33	+ 17.9%
Median Sales Price*	\$202,100	\$202,250	+ 0.1%	\$193,250	\$199,950	+ 3.5%
Average Sales Price*	\$246,007	\$243,940	- 0.8%	\$221,050	\$230,739	+ 4.4%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	99.1%	97.9%	- 1.2%
Inventory of Homes for Sale	98	150	+ 53.1%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	24	13	- 45.8%	50	36	- 28.0%
Pending Sales	18	8	- 55.6%	45	19	- 57.8%
Closed Sales	14	2	- 85.7%	34	16	- 52.9%
Days on Market Until Sale	54	19	- 64.8%	43	71	+ 65.1%
Median Sales Price*	\$188,750	\$317,450	+ 68.2%	\$195,750	\$240,000	+ 22.6%
Average Sales Price*	\$193,053	\$317,450	+ 64.4%	\$196,266	\$237,550	+ 21.0%
Percent of List Price Received*	97.6%	96.6%	- 1.0%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	2.8	3.7	+ 32.1%	—	—	—

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

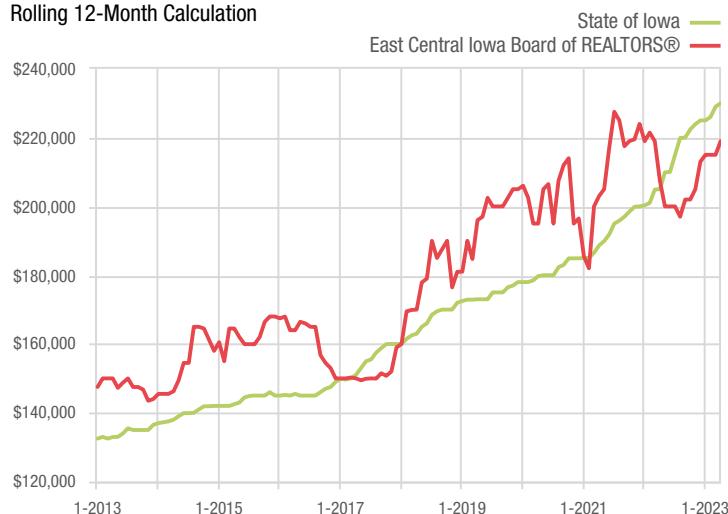
Median Sales Price - Single-Family Detached

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.