

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

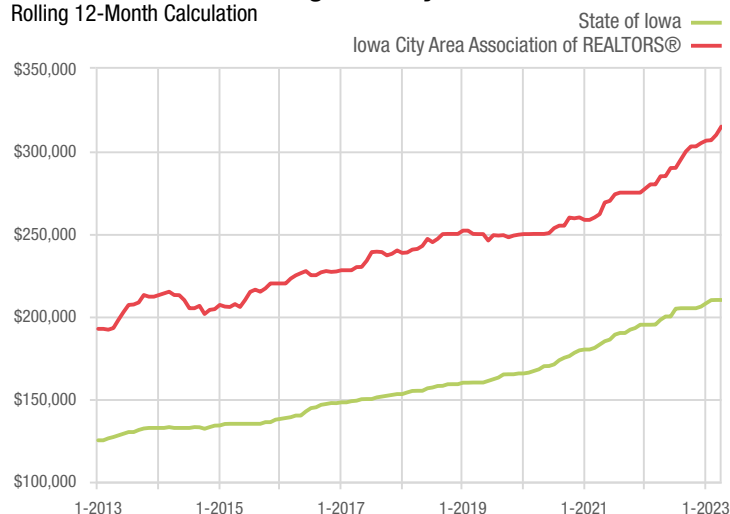
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	280	240	- 14.3%	948	816	- 13.9%
Pending Sales	240	188	- 21.7%	760	562	- 26.1%
Closed Sales	206	148	- 28.2%	568	417	- 26.6%
Days on Market Until Sale	43	50	+ 16.3%	48	60	+ 25.0%
Median Sales Price*	\$324,950	\$338,250	+ 4.1%	\$290,000	\$325,000	+ 12.1%
Average Sales Price*	\$334,981	\$363,942	+ 8.6%	\$323,088	\$348,019	+ 7.7%
Percent of List Price Received*	100.4%	98.7%	- 1.7%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	374	442	+ 18.2%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	146	108	- 26.0%	606	553	- 8.7%
Pending Sales	135	106	- 21.5%	453	319	- 29.6%
Closed Sales	100	82	- 18.0%	309	216	- 30.1%
Days on Market Until Sale	42	52	+ 23.8%	59	61	+ 3.4%
Median Sales Price*	\$238,050	\$258,750	+ 8.7%	\$236,000	\$259,900	+ 10.1%
Average Sales Price*	\$244,858	\$277,336	+ 13.3%	\$240,647	\$270,349	+ 12.3%
Percent of List Price Received*	102.1%	99.3%	- 2.7%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	322	302	- 6.2%	—	—	—
Months Supply of Inventory	3.0	3.7	+ 23.3%	—	—	—

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

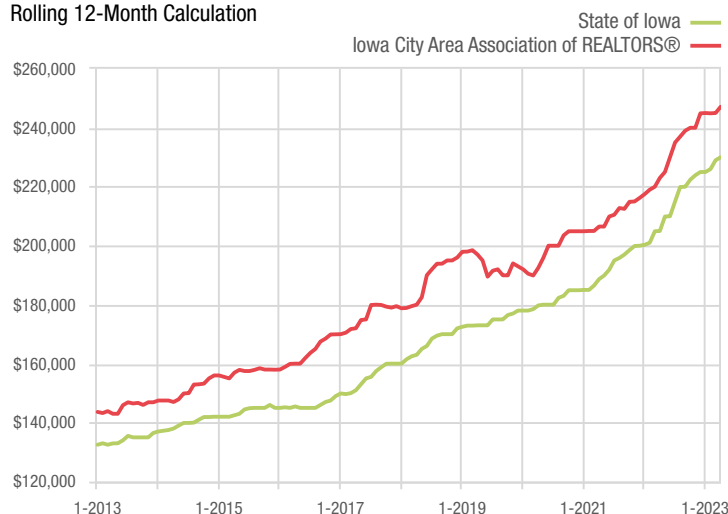
Median Sales Price - Single-Family Detached

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.