

Local Market Update – January 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

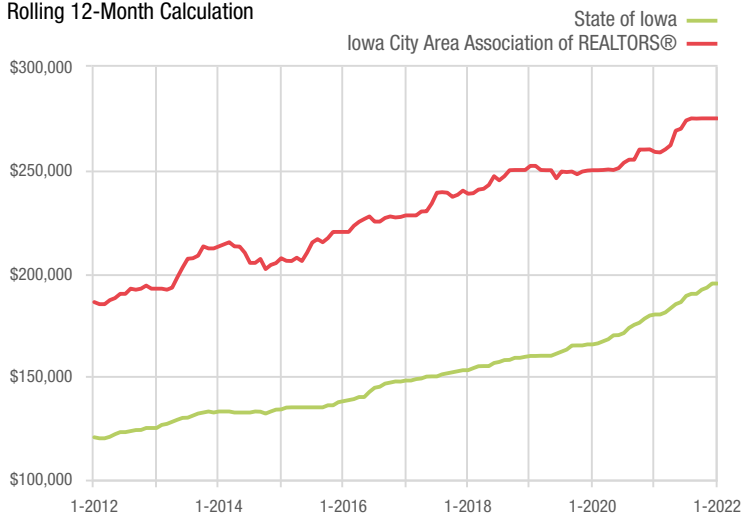
Single-Family Detached	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
New Listings	214	188	- 12.1%	214	188	- 12.1%
Pending Sales	121	129	+ 6.6%	121	129	+ 6.6%
Closed Sales	112	119	+ 6.3%	112	119	+ 6.3%
Days on Market Until Sale	72	57	- 20.8%	72	57	- 20.8%
Median Sales Price*	\$223,950	\$265,000	+ 18.3%	\$223,950	\$265,000	+ 18.3%
Average Sales Price*	\$280,281	\$301,309	+ 7.5%	\$280,281	\$301,309	+ 7.5%
Percent of List Price Received*	97.0%	98.4%	+ 1.4%	97.0%	98.4%	+ 1.4%
Inventory of Homes for Sale	371	307	- 17.3%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Townhouse-Condo	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
New Listings	223	139	- 37.7%	223	139	- 37.7%
Pending Sales	83	85	+ 2.4%	83	85	+ 2.4%
Closed Sales	60	67	+ 11.7%	60	67	+ 11.7%
Days on Market Until Sale	98	77	- 21.4%	98	77	- 21.4%
Median Sales Price*	\$197,500	\$226,900	+ 14.9%	\$197,500	\$226,900	+ 14.9%
Average Sales Price*	\$216,532	\$239,936	+ 10.8%	\$216,532	\$239,936	+ 10.8%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	328	294	- 10.4%	—	—	—
Months Supply of Inventory	3.5	2.7	- 22.9%	—	—	—

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

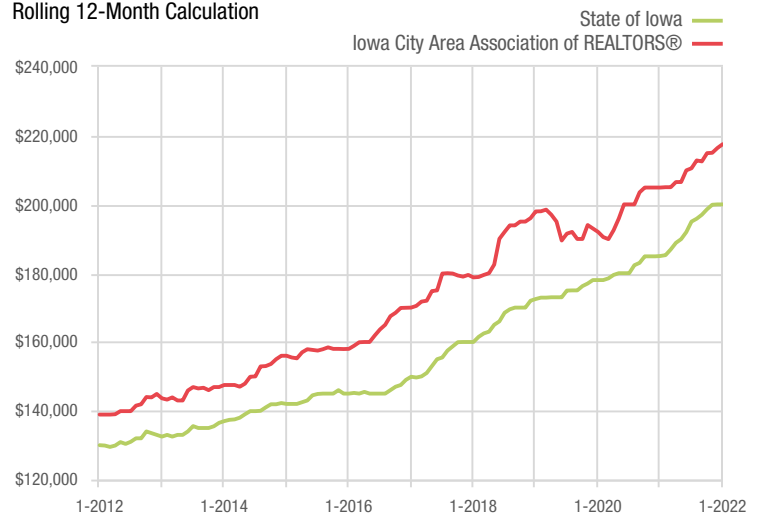
Median Sales Price - Single-Family Detached

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.