

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

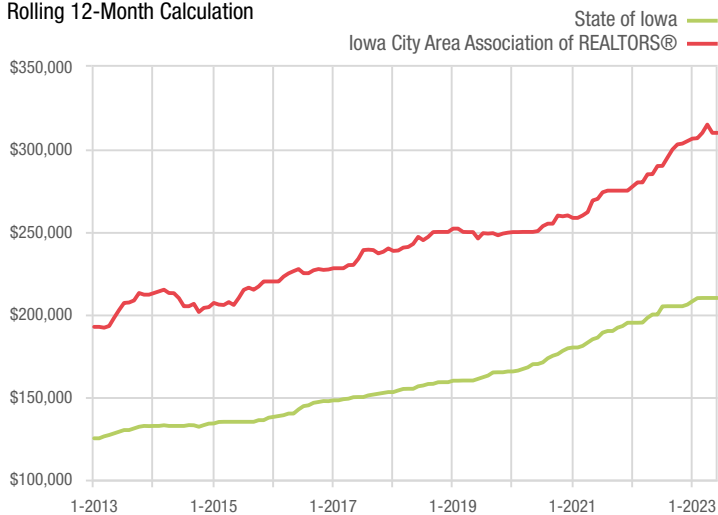
| Single-Family Detached | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 6-2022 | Thru 6-2023 | % Change |
| New Listings | 261 | 281 | + 7.7% | 1,460 | 1,329 | - 9.0% |
| Pending Sales | 241 | 200 | - 17.0% | 1,229 | 984 | - 19.9% |
| Closed Sales | 290 | 219 | - 24.5% | 1,078 | 847 | - 21.4% |
| Days on Market Until Sale | 36 | 46 | + 27.8% | 42 | 53 | + 26.2% |
| Median Sales Price* | \$335,500 | \$335,000 | - 0.1% | \$315,000 | \$325,000 | + 3.2% |
| Average Sales Price* | \$354,866 | \$379,732 | + 7.0% | \$337,858 | \$357,134 | + 5.7% |
| Percent of List Price Received* | 101.1% | 99.2% | - 1.9% | 100.2% | 98.6% | - 1.6% |
| Inventory of Homes for Sale | 370 | 477 | + 28.9% | — | — | — |
| Months Supply of Inventory | 1.9 | 3.2 | + 68.4% | — | — | — |

| Townhouse-Condo | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | % Change | Thru 6-2022 | Thru 6-2023 | % Change |
| New Listings | 118 | 95 | - 19.5% | 849 | 762 | - 10.2% |
| Pending Sales | 115 | 102 | - 11.3% | 718 | 545 | - 24.1% |
| Closed Sales | 164 | 155 | - 5.5% | 616 | 459 | - 25.5% |
| Days on Market Until Sale | 48 | 52 | + 8.3% | 53 | 54 | + 1.9% |
| Median Sales Price* | \$257,250 | \$263,000 | + 2.2% | \$245,000 | \$262,000 | + 6.9% |
| Average Sales Price* | \$254,882 | \$259,520 | + 1.8% | \$246,107 | \$262,962 | + 6.8% |
| Percent of List Price Received* | 101.1% | 99.6% | - 1.5% | 100.6% | 99.3% | - 1.3% |
| Inventory of Homes for Sale | 285 | 263 | - 7.7% | — | — | — |
| Months Supply of Inventory | 2.7 | 3.4 | + 25.9% | — | — | — |

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

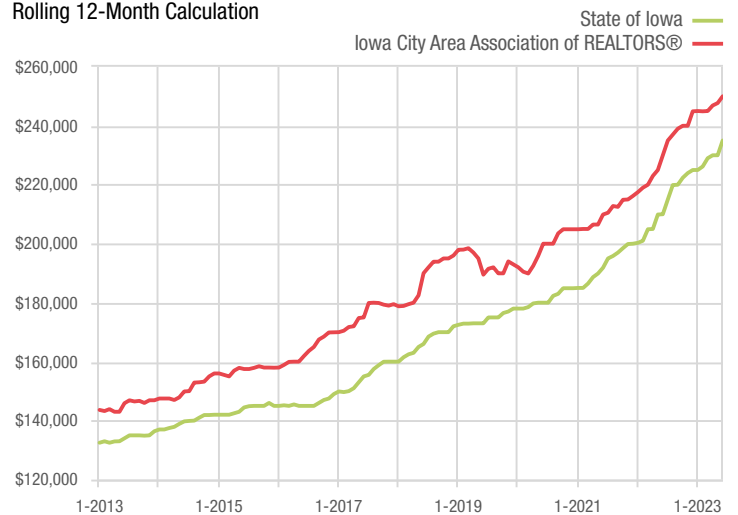
Median Sales Price - Single-Family Detached

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.