

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

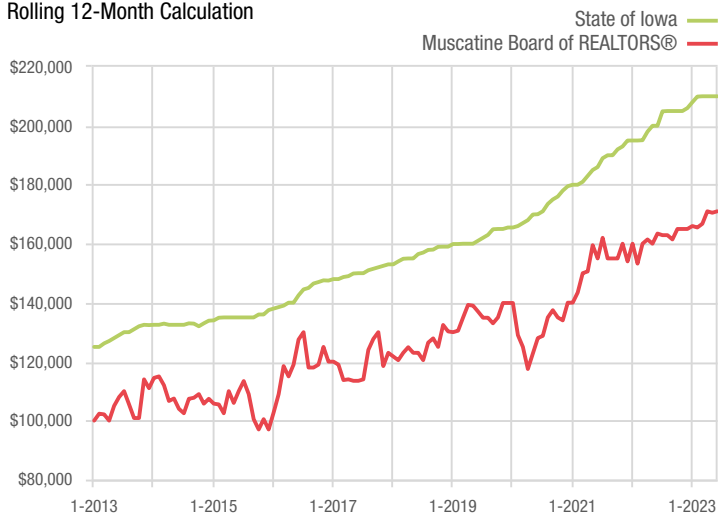
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	97	67	- 30.9%	378	295	- 22.0%
Pending Sales	67	54	- 19.4%	319	273	- 14.4%
Closed Sales	22	21	- 4.5%	70	82	+ 17.1%
Days on Market Until Sale	21	51	+ 142.9%	39	57	+ 46.2%
Median Sales Price*	\$159,550	\$165,000	+ 3.4%	\$165,000	\$177,000	+ 7.3%
Average Sales Price*	\$192,502	\$221,895	+ 15.3%	\$198,690	\$210,325	+ 5.9%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	97.4%	98.7%	+ 1.3%
Inventory of Homes for Sale	94	67	- 28.7%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	1	- 66.7%	10	13	+ 30.0%
Pending Sales	1	2	+ 100.0%	8	8	0.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	3	—	—	17	—	—
Median Sales Price*	\$150,000	—	—	\$150,000	—	—
Average Sales Price*	\$150,000	—	—	\$180,250	—	—
Percent of List Price Received*	107.1%	—	—	103.2%	—	—
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.6	2.7	+ 350.0%	—	—	—

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

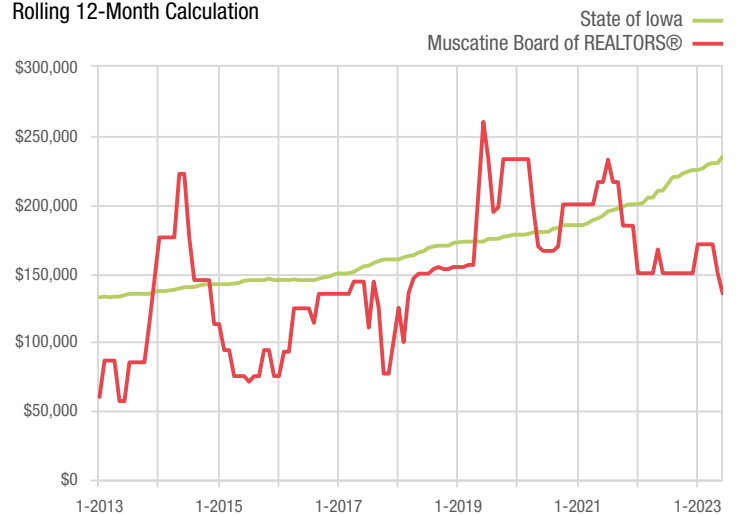
Median Sales Price - Single-Family Detached

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.