

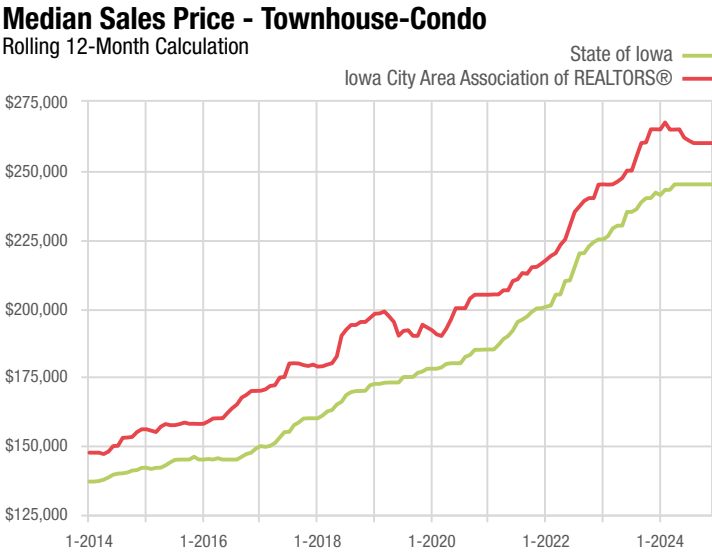
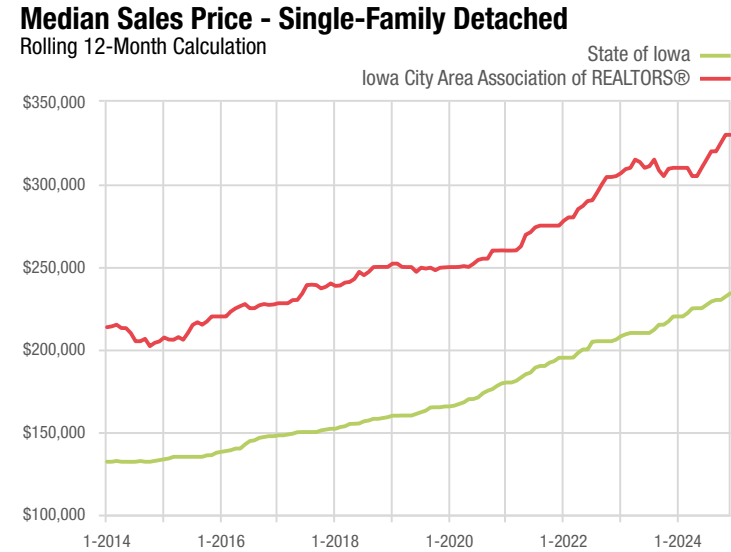
Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	93	106	+ 14.0%	2,413	2,562	+ 6.2%
Pending Sales	104	90	- 13.5%	1,845	1,834	- 0.6%
Closed Sales	117	123	+ 5.1%	1,779	1,818	+ 2.2%
Days on Market Until Sale	55	54	- 1.8%	48	51	+ 6.3%
Median Sales Price*	\$295,000	\$300,000	+ 1.7%	\$310,000	\$330,000	+ 6.5%
Average Sales Price*	\$331,177	\$365,717	+ 10.4%	\$348,000	\$369,484	+ 6.2%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	372	426	+ 14.5%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	42	81	+ 92.9%	1,272	1,259	- 1.0%
Pending Sales	37	46	+ 24.3%	957	896	- 6.4%
Closed Sales	50	58	+ 16.0%	951	895	- 5.9%
Days on Market Until Sale	67	102	+ 52.2%	56	67	+ 19.6%
Median Sales Price*	\$254,950	\$254,495	- 0.2%	\$265,000	\$260,000	- 1.9%
Average Sales Price*	\$262,198	\$271,719	+ 3.6%	\$266,059	\$279,838	+ 5.2%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	251	287	+ 14.3%	—	—	—
Months Supply of Inventory	3.1	3.8	+ 22.6%	—	—	—

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



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.