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9% More Properties Sold Across our Region in 2025

Our regional market finally picked up in 2025, after a challenging 2022 through 2024 due to mortgage rates doubling and very low inventory. **9% more properties sold in 2025 than in 2024, and sales volume increased by 13% due to a 4% increase in average sales price and the 9% increase in properties sold.** Our region performed far better than much of the rest of the country, where sales were flat and home appreciation rates were flat or negative. See details by market on page 3 and our home price appreciation charts on page 5.

A Great Time to Sell

Most of our markets still favor sellers, with fewer than 4 months of inventory. See active inventory and months of inventory by market on page 3 in the activity chart. **Ruhl&Ruhl Realtors is starting 2026 with 6.7% more active listings than we had last January. Realtor.com and NAR (National Association of Realtors) forecast a 10% increase in listings in 2026,** which we would welcome, but haven't seen yet in our markets. We still have pent up demand by buyers, as well as pent up demand by sellers who have been "locked in" by their low home mortgage rates. We expect life events will cause more people to move, such as growing families, relocations for work, deaths and retirements, divorces, etc.

Mortgage rates came down from a peak 7% in 2025 to the low 6's. Today, January 14, we have our lowest rates since December of 2023, which should stimulate buyer and seller demand, as well as refinances.

2026 National Forecasts for the Real Estate Market

"In 2026, we expect a housing market that's steadier, but not yet off to the races," Realtor.com

"This will be a reset year, not a rebound year. Market performance will hinge on local economic conditions, making 2026 one of the most geographically divided markets we've seen in years," Lisa Sturtevant, Chief Economist, Bright MLS.

"Looking ahead, expect a two-speed market. Lean inventory in the Northeast and Midwest keeps conditions relatively tight and price growth steadier, while parts of the South and West remain soft," Odeta Kushi, Deputy Chief Economist, First American.

2026 Regional Forecasts

1. Homes Will Continue to Appreciate in Our Region

Homes appreciated 2.99% on average in our markets from Q3 2024 to Q3 2025. See details by market on page 5. We expect appreciation from 1% - 3% in 2026.

"Nationally, home prices will probably rise modestly in 2026...but the numbers are likely to be very different from state to state and market to market, with states in the South and West likely to see small price declines, while markets in the Midwest and Northeast will continue to see prices rise," Rick Sharga, President and CEO, CJ Patrick Company.

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Never On Your Own

2. Expect a Modest Decline in Mortgage Rates

Rates are already down from a peak of 7% and an average rate of 6.6% in 2025. **At the time we were writing this report, January 14, 2026, mortgage rates had fallen to their lowest level since December 2023:**

- 15-Year Conventional Fixed 5.125%
- 30-Year Conventional Fixed 5.625%
- FHA 30-Year Fixed 5.875%
- VA 30-Year Fixed 5.875%
- USDA/Rural Development..... 5.875%
- 30-Year Jumbo 6.000%

Economists predict rates to hover around 6% all year, i.e., 5.9% - 6.4%. So this might be the best time to buy or refinance all year.

3. Affordability Will Improve Modestly

"We anticipate affordability will improve modestly, on average, in 2026. This results from our expectations of



slightly lower interest rates, only modest increases in home prices, and a more balanced market than in recent years," Jake Krimmel, Senior Economist, Realtor.com

Economists expect wages to grow faster than home prices in 2026. Combined with slightly lower mortgage rates, this will give buyers more purchasing power, "...helping to shrink the share of a paycheck that has to be put toward the mortgage. The monthly payment to buy the typical home is expected to slip to 29.3% of median income, its first year below the 30% affordability threshold since 2022..." Realtor.com

4. Existing Home Sales Will Increase Slightly

Economists project existing home sales will increase 4% - 5% in 2026, compared to 2025. This will be triggered by improving affordability, bringing more demand back to the market.

"The housing market should settle into a healthier state in 2026, with buyers seeing a bit more breathing room and sellers benefiting from price stability and more consistent demand," Zillow Research.

Current Mortgage Rates The Lowest Since December 2023

In recent months, residential mortgage rates have reached their lowest levels in over a year, providing a significant opportunity for prospective homebuyers. As of early 2026, the average 30-year fixed rate mortgage hovers around 6.2%, a notable decline from the rates exceeding 6.9% seen a year ago. These are national figures, and our market usually enjoys lower rates than national averages, for a multitude of factors, but this trend is the same. (See rates above.)

This downward trend throughout 2025, driven by stabilizing economic conditions and Federal Reserve policies, marks a shift from the higher borrowing costs that persisted earlier in the period. This represents the most favorable borrowing environment since late 2024, easing the financial burden of entering the housing market.

Best Time To Buy Or Refinance

Given this macro environment...this is an opportune moment to purchase a home or refinance a home as a lower mortgage interest rate translates directly into more manageable monthly payments and improved

affordability. For instance, on a typical loan amount, the difference from last year's higher rates could save borrowers hundreds of dollars each month, freeing up resources for other investments or expenses. This affordability boost expands the pool of qualified buyers, potentially allowing first-time homeowners or those upgrading to secure properties that might have been out of reach previously. As inventory remains steady in many regions, acting promptly can help buyers avoid intensified competition that often follows rate drops...as the market enjoys increased liquidity.

Looking ahead, the current low-rate climate could spur increased demand, which may gradually push home prices upward if supply does not keep pace. While some forecasts suggest rates may dip further later in 2026, waiting carries the risk of missing out on today's advantages amid potential market shifts. For those prepared financially, committing to a purchase now not only locks in these attractive terms but also positions buyers to build equity in a hard asset, making it a strategic decision for long-term stability and increased net worth.

2025 Regional Real Estate Activity

<i>Through December</i>	Average 2025 Sales Price	% Change in Average Sales Price from 2024	2025 Number Sold	% Change in Number Sold from 2024	2025 Sales Volume	% Change in Sales Volume from 2024	Active Listing Count 2025	% Change in Active Listings from 2024	Months of Inventory
Burlington Area	\$164,400	+4%	1,140	+12%	\$187,388,100	+16%	251	-5%	4.4
Cedar Rapids Area	\$277,100	+3%	4,780	+8%	\$1,324,651,900	+11%	999	-2%	2.7
Clinton/Camanche/Fulton Area	\$202,500	+3%	597	+16%	\$120,875,600	+19%	117	-9%	3.5
DeWitt Area	\$247,800	0%	154	+16%	\$38,164,200	+16%	23	+10%	1.8
Dubuque Area	\$288,400	+3%	1,534	+6%	\$442,384,500	+8%	220	0%	2.0
Galena & Galena Territory	\$342,400	+2%	197	+9%	\$67,452,500	+11%	59	-22%	6.6
Galesburg Area	\$146,200	+18%	466	+3%	\$68,112,400	+22%	68	0%	4.9
Illinois Quad Cities	\$187,800	+6%	2,043	+9%	\$383,597,000	+15%	372	+16%	2.2
Iowa Quad Cities	\$306,500	+6%	2,335	+9%	\$715,697,000	+15%	439	-2%	2.6
Iowa City Area	\$342,400	+3%	3,411	+9%	\$1,167,863,600	+12%	758	-20%	3.1
Muscatine/Wilton Area	\$223,200	+9%	450	-4%	\$100,457,400	+5%	91	+6%	2.1
Southwest Wisconsin Area	\$260,400	+9%	528	+10%	\$137,474,100	+20%	70	-21%	2.6
2025 Regional Total	\$269,600	+4%	17,635	+9%	\$4,754,118,300	+13%	3,467	-6%	
4th Quarter Regional Total	\$274,200	+4%	4,447	+7%	\$1,219,217,700	+11%			

Ruhl&Ruhl Realtors Celebrates Strong 2025

- 1. Residential Sales Volume** – Ruhl&Ruhl’s sales volume in 2025 was \$1,033,085,604, up 4% from 2024.
- 2. Number of Properties Sold** – Ruhl&Ruhl Realtors sold 4,239 properties, as either listing agent or selling agent. This was 0.2% more transactions than in 2024.
- 3. Revenue** – Revenue in a real estate company is primarily gross commission income (GCI). Ruhl’s 2025 GCI was \$30,055,199, up 3.1% from 2024.
- 4. New Listings Taken** – Ruhl&Ruhl Realtors listed 2,586 properties for sale in 2025, 3.7% more than 2024.
- 5. Nationally Ranked Per Agent Productivity** – On average our agents closed 15.8 transactions in 2025, up from 15.3 sides per agent in 2024.
- 6. Great Agents and Staff** – Ruhl&Ruhl ended 2025 with 268 residential agents. In addition, 58 employees work for the company. Midwest Referral, an affiliated company, has 116 agents who refer business to Ruhl&Ruhl Realtors.
- 7. Ruhl Property Management** – Ruhl Property Management manages 280 properties (476 units) and 2 HOA’s (79 units). They acquired 163 new properties in 2025: 123 for property management and 40 for tenant placement. They executed 168 lease agreements and received 48 agent referrals for owners or tenants.
- 8. Ruhl Mortgage** – Ruhl Mortgage closed \$165,178,315 in loan volume, which was generated by 670 loans. 85% were purchase loans and 15% were refinances. Ruhl Mortgage employs 20 staff members including 4 loan officers, 2 loan officer assistants, 2 in house underwriters and 2 processors, plus other management and staff.
- 9. Nelson Brothers Agency** – Ruhl&Ruhl agents referred clients resulting in 427 policies being sold by the Nelson Brothers Agency, Ruhl&Ruhl Realtors’ affiliated insurance company. Nelson Brothers Agency has 20 agent producers, 17 support staff and 3 managers.
- 10. NAI Ruhl Commercial Company** - NAI Ruhl Commercial Company, a joint venture with Ruhl&Ruhl Realtors, sold \$99,187,000 in commercial real estate in 2025. They have 15 commercial agents and 16 staff members. NAI Ruhl Commercial Property Management manages 1,488,264 square feet of space, and 439 HOA units. They also have a full service Maintenance Division.

Regional Residential Real Estate Activity

Through December	Current MLS Listings	% of Active Listings	2025 Avg. Sales Price	2025 Sales Volume	2025 # Sold	% of Unit Sales	Sales/ List	2024 Avg. Sales Price	2024 Sales Volume	2024 # Sold
Burlington Area	251		\$164,400	\$187,388,100	1,140		92%	\$157,900	\$160,887,300	1,019
Cedar Rapids Area	999		\$277,100	\$1,324,651,900	4,780		99%	\$269,900	\$1,189,660,700	4,408
Southeast Cedar Rapids	45	4%	\$232,500	\$82,089,700	353	7%	99%	\$227,400	\$77,300,200	340
Northeast Cedar Rapids	75	8%	\$269,500	\$161,154,400	598	13%	99%	\$258,900	\$140,076,000	541
Southwest Cedar Rapids	73	7%	\$237,300	\$108,902,100	459	10%	99%	\$232,500	\$98,581,500	424
Northwest Cedar Rapids	33	3%	\$224,400	\$79,224,100	353	7%	99%	\$215,200	\$71,446,700	332
Hiawatha & Robins	28	3%	\$383,500	\$49,466,800	129	3%	99%	\$362,600	\$38,799,000	107
Marion	87	9%	\$335,200	\$162,212,700	484	10%	99%	\$323,500	\$148,794,200	460
Mechanicsville, Anamosa, Mt. Vernon, etc.	157	16%	\$273,600	\$164,131,300	600	13%	98%	\$267,300	\$147,802,300	553
Walford, Fairfax, Atkins, etc.	125	13%	\$267,500	\$130,784,600	489	10%	97%	\$244,200	\$114,032,600	467
Corridor Area: Solon, Ely, Swisher	43	4%	\$501,500	\$123,860,300	247	5%	99%	\$491,500	\$107,645,200	219
Condominiums	333	33%	\$246,100	\$262,825,900	1,068	22%	99%	\$254,100	\$245,183,000	965
Clinton/Camanche/Fulton Area	117		\$202,500	\$120,875,600	597		98%	\$197,300	\$101,818,000	516
DeWitt Area	23		\$247,800	\$38,164,200	154		95%	\$247,600	\$32,924,300	133
Dubuque Area	220		\$288,400	\$442,384,500	1,534		96%	\$281,300	\$409,028,400	1,454
Dubuque	125	57%	\$295,200	\$262,685,500	890	58%	97%	\$282,300	\$245,860,800	871
North, South, and West Dubuque	73	33%	\$272,600	\$133,868,100	491	32%	94%	\$274,500	\$123,240,500	449
Illinois	22	10%	\$302,700	\$25,127,000	83	5%	95%	\$292,600	\$18,726,700	64
Wisconsin	0	0%	\$295,800	\$20,703,900	70	5%	98%	\$302,900	\$21,200,400	70
Galena & Galena Territory	59		\$342,400	\$67,452,500	197		91%	\$335,000	\$60,634,200	181
Galesburg Area	68		\$146,200	\$68,112,400	466		94%	\$123,600	\$55,731,900	451
Illinois Quad Cities	372		\$187,800	\$383,597,000	2,043		97%	\$177,500	\$333,153,000	1,877
Rock Island	75	20%	\$152,300	\$55,121,600	362	18%	97%	\$149,600	\$53,257,100	356
Milan & Rural Rock Island County	17	4%	\$232,300	\$33,446,000	144	7%	94%	\$215,900	\$24,825,800	115
Moline	66	18%	\$179,800	\$81,098,300	451	22%	98%	\$169,100	\$76,104,000	450
Coal Valley, Rural Moline, Miscellaneous	14	4%	\$279,500	\$21,240,700	76	4%	101%	\$295,000	\$16,816,700	57
East Moline & Silvis	42	11%	\$179,900	\$52,709,100	293	14%	97%	\$162,900	\$42,675,500	262
Port Byron, Upper Rock Island County	15	4%	\$259,800	\$23,384,900	90	4%	97%	\$279,100	\$24,557,500	88
Mercer County	37	10%	\$174,000	\$29,919,900	172	8%	96%	\$155,400	\$26,885,700	173
Henry County	74	20%	\$193,000	\$61,567,300	319	16%	96%	\$186,800	\$50,241,700	269
Condominiums	32	9%	\$184,600	\$25,109,200	136	7%	97%	\$166,300	\$17,789,000	107
Iowa Quad Cities	439		\$306,500	\$715,697,000	2,335		98%	\$289,700	\$620,062,000	2,140
Davenport	220	50%	\$228,500	\$266,686,100	1,167	50%	98%	\$215,500	\$242,486,600	1,125
Bettendorf & Riverdale	82	19%	\$459,900	\$243,766,800	530	23%	98%	\$454,400	\$222,667,800	490
Blue Grass, Buffalo, Durant & Walcott	14	3%	\$285,300	\$28,525,800	100	4%	97%	\$267,500	\$29,691,500	111
LeClaire, Pleasant Valley & Princeton	22	5%	\$452,400	\$46,596,100	103	4%	97%	\$423,200	\$33,011,200	78
North Scott	22	5%	\$386,800	\$52,608,500	136	6%	98%	\$369,800	\$49,547,000	134
Condominiums	79	18%	\$259,200	\$77,513,700	299	13%	98%	\$211,200	\$42,657,900	202
Iowa City Area	758		\$342,400	\$1,167,863,600	3,411		98%	\$333,400	\$1,039,435,700	3,118
Iowa City	127	17%	\$410,600	\$271,395,500	661	19%	98%	\$397,400	\$235,275,300	592
Coralville	32	4%	\$485,000	\$86,807,400	179	5%	99%	\$464,000	\$95,576,900	206
Northwest Iowa City	59	8%	\$495,600	\$132,320,200	267	8%	98%	\$467,400	\$115,455,900	247
Northeast Iowa City	21	3%	\$287,500	\$20,697,000	72	2%	97%	\$299,100	\$16,151,900	54
Southeast Iowa City	14	2%	\$288,000	\$14,110,400	49	2%	99%	\$241,400	\$9,413,600	39
Southwest Iowa City	27	3%	\$293,000	\$51,860,400	177	5%	98%	\$272,200	\$40,550,600	149
Corridor Area	31	4%	\$536,800	\$76,760,200	143	4%	97%	\$460,200	\$56,146,800	122
Miscellaneous	137	18%	\$281,500	\$221,524,200	787	23%	98%	\$276,800	\$194,326,500	702
Condominiums	310	41%	\$271,700	\$292,388,300	1,076	32%	99%	\$274,600	\$276,538,200	1,007
Muscatine & Wilton Area	91		\$223,200	\$100,457,400	450		98%	\$204,000	\$95,687,400	469
Muscatine	47	52%	\$224,700	\$65,164,500	290	65%	98%	\$198,800	\$63,026,600	317
Wilton	1	1%	\$197,300	\$3,749,500	19	4%	96%	\$198,900	\$5,968,400	30
Muscatine Outlying	42	46%	\$219,000	\$27,813,400	127	28%	97%	\$221,100	\$24,099,400	109
Condominiums	1	1%	\$266,400	\$3,730,000	14	3%	98%	\$199,500	\$2,593,000	13
Southwest Wisconsin Area	70		\$260,400	\$137,474,100	528		96%	\$237,900	\$114,691,000	482

The representation in the chart on page 4 is based in part on data supplied by the REALTOR Associations or their Multiple Listing Services. Neither the Boards nor their MLS guarantee or is in anyway responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

Home Prices Continue Upward Trend in 2025

The Federal Housing Finance Agency published the 2025 Q3 Housing Price Index report, and national data show home prices rose 2.3% between the third quarter of 2024 and the third quarter of 2025. Nationally, the U.S. housing market has experienced positive annual appreciation each quarter since the start of 2012.

The five-year home appreciation in our region was between 39.52% and 46.67%, with all of our regional Metropolitan Statistical Areas experiencing positive gains. In the past year, home prices in our markets have increased: 2.61% in Cedar Rapids, 2.74% in the Quad Cities, 5.65% in Dubuque*, 5.06% in Iowa City*, and 0.75% in Waterloo-Cedar Falls*. This compares to other cities:

Des Moines, 1.12%, and Chicago, 6.00%. Appreciation varies by location and price range, with more affordable homes often seeing stronger gains due to higher demand and tighter supply, while higher-end properties tend to appreciate at a slower pace.

“Home prices across our region continued to rise in 2025, but at a measured and sustainable pace,” said Chris Beason, President of Ruhl&Ruhl Realtors. “While national headlines often highlight volatility, our markets tend to stay more steady. Well-priced homes are still selling quickly, and supply and demand are back in a more normal range. That stability puts our region in a strong position heading into 2026.”

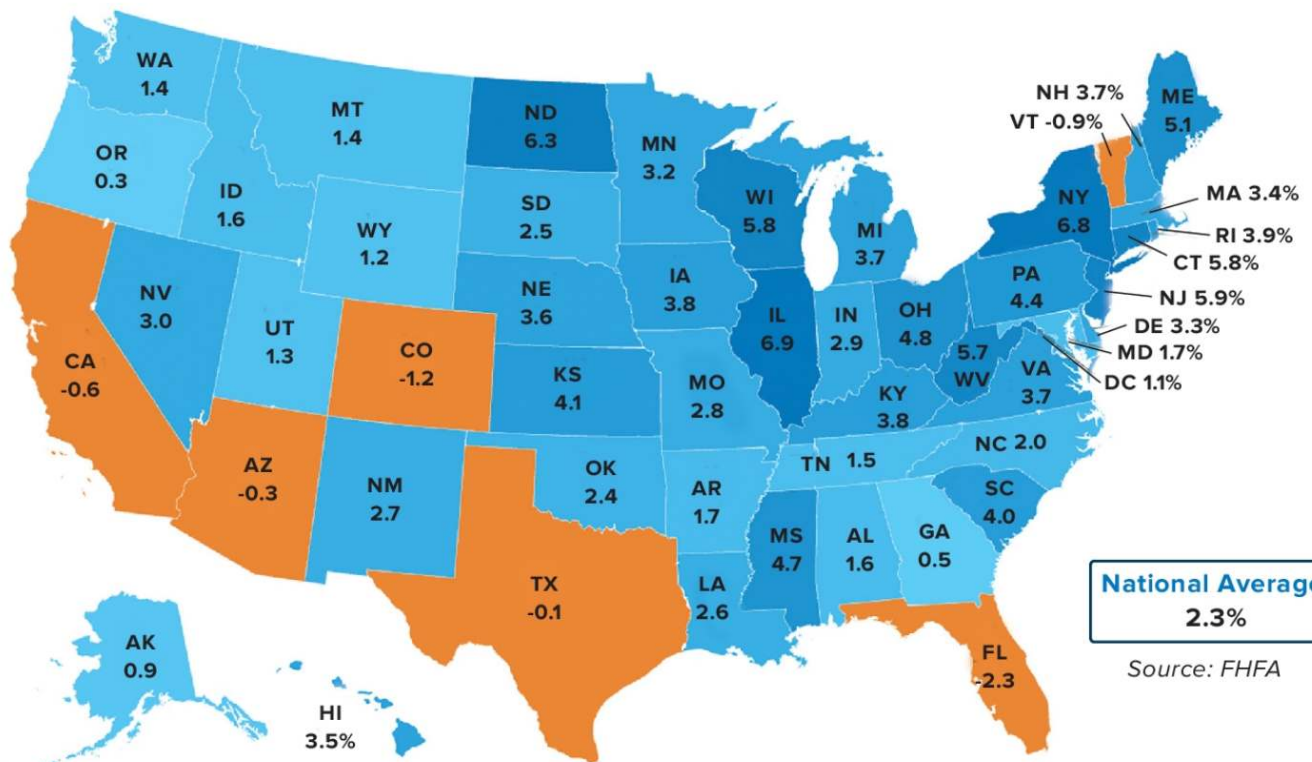
Metropolitan Statistical Area (MSA)	% Change in House Prices	
	1 Year	5 Years
Cedar Rapids, IA	+2.61%	+39.52%
Davenport-Moline-Rock Island, IA-IL	+2.74%	+39.92%
Des Moines-West Des Moines, IA	+1.12%	+42.62%
Dubuque, IA*	+5.65%	+46.67%
Iowa City, IA*	+5.06%	+39.82%
Waterloo-Cedar Falls, IA*	+0.75%	+39.65%
Regional Average	+2.99%	+41.37%
USA	+2.25%	+48.45%

Information courtesy of the Federal Housing Finance Agency (FHFA) for the third quarter of 2025. FHFA stats always run one-quarter behind. Their full report is available at www.fhfa.gov.

* Iowa City, Dubuque, and Waterloo-Cedar Falls MSAs did not meet FHFA's criteria for inclusion in their published summary table because they had fewer than 1,000 total transactions. However, we have provided these values using the FHFA's Home Price Index (HPI) Calculator, available at fhfa.gov/data/hpi/datasets?tab=hpi-calculator. These figures are based on FHFA's data and methodology but were manually calculated for inclusion in this report.

Cooling Price Growth Looked Different Across the Country

Percent Change in Home Prices, Year-Over-Year, Q3 2025



Quad Cities MLS Statistics - Iowa & Illinois Combined

Through December	2021	2022	2023	2024	2025	% Change 2025 vs. 2024
Current MLS Listings	699	566	577	769	811	+5.5%
Average Sales Price	\$197,000	\$207,000	\$221,600	\$237,300	\$251,100	+5.8%
Total Sales Volume	\$1,110,637,000	\$1,051,051,800	\$901,874,400	\$953,215,000	\$1,099,294,000	+15.3%
Total # of Sales YTD	5,638	5,078	4,069	4,017	4,378	+9.0%

Market Perspective: What We're Seeing Right Now

The market feels different today. It isn't a sudden change, but a gradual shift that's easy to sense if you talk with buyers and sellers every day. Our agents across the region are noticing that buyers are taking more time, being more selective, and moving at a more thoughtful pace. Sellers are seeing homes stay on the market longer and learning that pricing and presentation matter more than they have in years.

This isn't a bad market—it's a healthy, balanced one that simply feels unfamiliar after several years of extraordinary conditions. Many who entered real estate during that time have never known what a normal market looks like. The past few years created expectations of quick sales, bidding wars, and record prices. Now we're returning to something more sustainable.

In this environment, buyers have more room to breathe. They can compare homes, evaluate condition, and make decisions with greater confidence. Sellers, meanwhile, must be more intentional. Deferred maintenance stands out again, and buyers expect value for the price. The good news is that **well-presented homes, priced correctly and aligned with buyer expectations, are still selling quickly and often near full price.**

Another change is the return of price reductions. Homes are taking longer to sell, and when activity slows, a price adjustment is often the natural next step. This isn't a sign of weakness. It's how healthy markets work, as prices find their level when buyers and sellers come together. Reductions may feel new after the fast-paced years behind us, but they're a normal part of balanced market dynamics.

Our agents are helping sellers price through the buyer's eyes—evaluating how a property compares to others available right now. This means seeing your home the way a buyer does, not through what was spent or hoped for. Buyers determine value by comparison, and sellers who adopt that mindset tend to achieve stronger results with fewer surprises.

For Buyers: A Market That Rewards Preparation

Buyers now have the opportunity to make thoughtful decisions. With more inventory and less competition, you can take time to understand your options and focus on what truly matters. The best homes still move quickly, so preparation and clarity are key. Work with your agent to know current values and be ready to act when the right home appears. Visit RuhlMortgage.com to start the pre-approval process for financing today.

While prices remain higher than a few years ago, opportunities exist for those who can see potential. Many buyers are finding homes that need modest updates but offer lasting value. This is a market that rewards patience and perspective.

For Sellers: Price and Presentation Lead the Way

For sellers, success starts with how your home looks and where it's positioned in the market. Buyers notice the difference between a property that feels move-in ready and one that needs work. Fresh paint, good lighting, and attention to detail still make a strong impression.

Pricing remains just as important. The first thirty days on the market are your best window for visibility. Homes priced right from the start generate stronger interest and avoid the need for multiple adjustments later. If activity slows, treating it as feedback—not failure—keeps your home competitive and visible to the next buyer.

The Bottom Line

The market is finding its balance again, and that's good news for everyone. Buyers are thoughtful, sellers are motivated, and well-positioned homes are still moving. What feels different is simply normal. When both sides understand the shift and work with trusted guidance, success follows.

New Construction Activity Varies Across the Region in 2025

Regional Area:

The regional Multiple Listing Services reported a 15% decrease in sales, with single family sales declining 10% and condo sales falling 23%. Single family properties accounted for 65% of total sales, while condos made up the remaining 35%. Active inventory across all markets decreased by 3.41%, with condo inventory down 12% and single family inventory increasing by 3%.

Market results are illustrated in the chart below for our major markets.

Regionally, one in 14 home sales were new construction.

Cedar Rapids Area:

New home sales in the Cedar Rapids area were relatively flat in 2025 following last year's significant gains. Single family home sales increased 10%, while condo sales declined 25% compared to 2024. Inventory rose 32%, with single family home inventory up 29% and condo inventory up 39% compared to year-end 2024.

Within the Cedar Rapids area, the SW Quadrant recorded the highest number of single family homes sold at 58, while the SE Quadrant posted the highest average single family home sales price at \$778,796, up from \$528,162 in 2024 (a 47% increase).

One in 12 sales in 2025 were new construction.

Dubuque Area:

The Dubuque area experienced the largest increase

in new construction inventory, rising 70% from the prior year. Single family home inventory increased 93%, while condo inventory declined 33%.

The average sales price for both single family homes and condos declined by nearly 8% from 2024, with the average single family home price at \$507,184 and the average condo price at \$379,990.

One in 22 home sales in 2025 were New Construction.

Iowa City Area:

The area experienced a 27% decrease in new construction home sales, driven by a 32% decline in single family home sales and a 23% decrease in condo sales. Similarly, active new construction inventory declined year over year, down 35% from 2024.

The average sales price for single family homes increased by about 17% to \$621,228, while the average condo sales price remained relatively flat at \$366,339.

North Liberty led the area with the highest number of closed units, while Coralville recorded the highest average sales price for single family homes at \$797,776. Iowa City posted the highest average condo sales price at \$437,965.

The Iowa City area continues to lead the region in new construction activity, with **one in seven sales classified as new construction. New construction properties also account for 35% of the active inventory.**

Continued on page 8

Regional New Construction Inventory & Home Sales

Through December	Active Inventory 12/31/2023	Active Inventory 12/31/2024	Active Inventory 12/31/2025	Change in Inventory from 2024	Sales 2023	Sales 2024	Sales 2025	% Change in Sales from 2024
Cedar Rapids Area	175	164	217	+32%	179	234	235	0%
House	102	110	142	+29%	146	171	188	+10%
Condos/Villas	73	54	75	+39%	33	63	47	-25%
Dubuque Area	34	33	56	+70%	52	75	70	-7%
Houses	21	27	52	+93%	41	59	60	+2%
Condos/Villas	13	6	4	-33%	11	16	10	-38%
Illinois Quad Cities (Rock Island County)	5	3	4	+33%	20	20	17	-15%
House	4	2	1	-50%	5	5	3	-40%
Condos/Villas	1	1	3	+200%	15	15	14	-7%
Iowa Quad Cities (Scott County)	79	77	78	+1%	171	160	143	-11%
Houses	38	49	44	-10%	103	104	98	-6%
Condos/Villas	41	28	34	+21%	68	56	45	-20%
Iowa City Area	251	281	184	-35%	427	390	283	-27%
Houses	138	129	89	-31%	195	200	137	-32%
Condos/Villas	113	152	95	-38%	232	190	146	-23%
Total Regional Combined	544	558	539	-3%	849	879	748	-15%

Corporate Relocation Center
5704 Utica Ridge Road
Davenport, IA 52807

New Construction Activity Varies Across the Region in 2025 continued from page 7

Quad Cities Area:

The Quad Cities area saw an 11% year-end decrease in sold new construction properties compared to 2024. Condo sales remained stable, while single family home sales dropped by 7%.

Active inventory increased 2.5% from the previous year, with condo inventory increasing 28% while single family active inventory decreased by almost 12%.

Scott County had one in every 16 sales as new construction, while Rock Island County had one in 88 sales as new construction.



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