Local Market Update – December 2021

A Research Tool Provided by Iowa Association of REALTORS®

Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

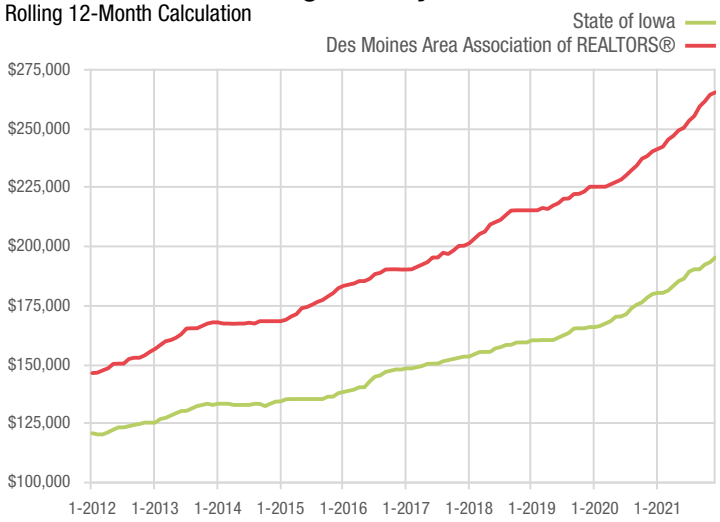
Single-Family Detached	December			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 12-2020**	**Thru 12-2021**	**% Change**
New Listings	744	**751**	+ 0.9%	14,322	**14,524**	+ 1.4%
Pending Sales	1,089	**1,052**	- 3.4%	12,855	**13,432**	+ 4.5%
Closed Sales	1,132	**1,025**	- 9.5%	12,737	**13,255**	+ 4.1%
Days on Market Until Sale	39	**34**	- 12.8%	49	**29**	- 40.8%
Median Sales Price*	$247,967	**$270,000**	+ 8.9%	$240,000	**$265,000**	+ 10.4%
Average Sales Price*	$267,797	**$304,183**	+ 13.6%	$259,234	**$292,351**	+ 12.8%
Percent of List Price Received*	99.2%	**99.3%**	+ 0.1%	98.9%	**100.0%**	+ 1.1%
Inventory of Homes for Sale	2,794	**2,593**	- 7.2%	—	—	—
Months Supply of Inventory	2.6	**2.3**	- 11.5%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 12-2020**	**Thru 12-2021**	**% Change**
New Listings	128	**133**	+ 3.9%	2,916	**2,833**	- 2.8%
Pending Sales	205	**197**	- 3.9%	2,383	**2,639**	+ 10.7%
Closed Sales	200	**175**	- 12.5%	2,344	**2,576**	+ 9.9%
Days on Market Until Sale	64	**47**	- 26.6%	63	**47**	- 25.4%
Median Sales Price*	$180,075	**$218,000**	+ 21.1%	$182,575	**$199,900**	+ 9.5%
Average Sales Price*	$196,651	**$234,352**	+ 19.2%	$199,236	**$216,448**	+ 8.6%
Percent of List Price Received*	99.0%	**99.1%**	+ 0.1%	99.0%	**99.6%**	+ 0.6%
Inventory of Homes for Sale	766	**542**	- 29.2%	—	—	—
Months Supply of Inventory	3.9	**2.5**	- 35.9%	—	—	—

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

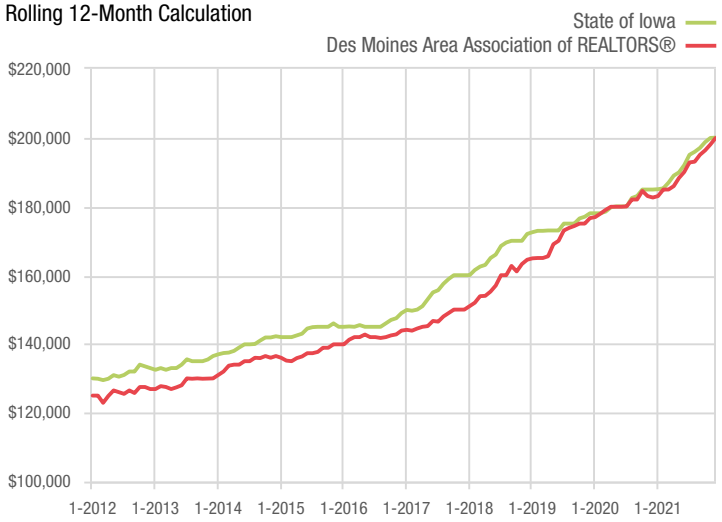
Median Sales Price - Single-Family Detached

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.

Current as of January 15, 2022. All data from the multiple listing services in the state of Iowa. | Report © 2022 ShowingTime.