

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

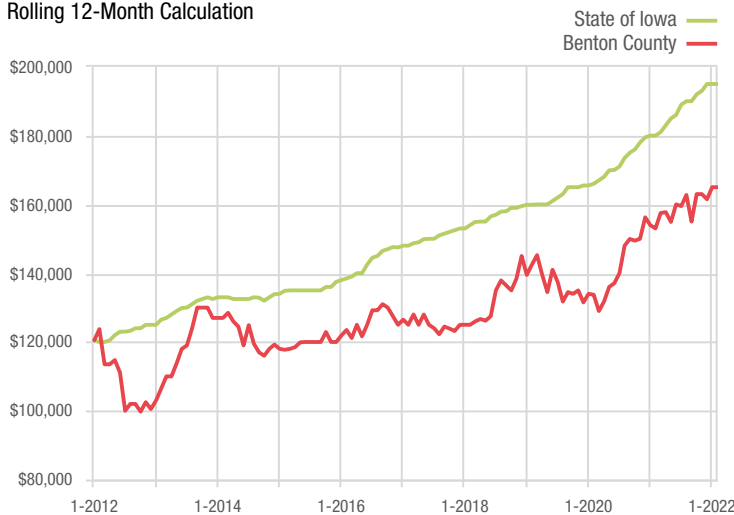
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	13	16	+ 23.1%	28	36	+ 28.6%
Pending Sales	14	18	+ 28.6%	29	43	+ 48.3%
Closed Sales	15	22	+ 46.7%	26	41	+ 57.7%
Days on Market Until Sale	65	42	- 35.4%	67	36	- 46.3%
Median Sales Price*	\$160,000	\$173,000	+ 8.1%	\$115,500	\$169,000	+ 46.3%
Average Sales Price*	\$171,033	\$189,886	+ 11.0%	\$139,015	\$184,266	+ 32.6%
Percent of List Price Received*	98.8%	97.5%	- 1.3%	95.6%	97.5%	+ 2.0%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	6	0	- 100.0%	6	1	- 83.3%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Days on Market Until Sale	34	237	+ 597.1%	52	237	+ 355.8%
Median Sales Price*	\$241,850	\$66,000	- 72.7%	\$241,850	\$66,000	- 72.7%
Average Sales Price*	\$241,850	\$66,000	- 72.7%	\$221,550	\$66,000	- 70.2%
Percent of List Price Received*	106.1%	95.7%	- 9.8%	102.4%	95.7%	- 6.5%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	4.6	2.8	- 39.1%	—	—	—

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

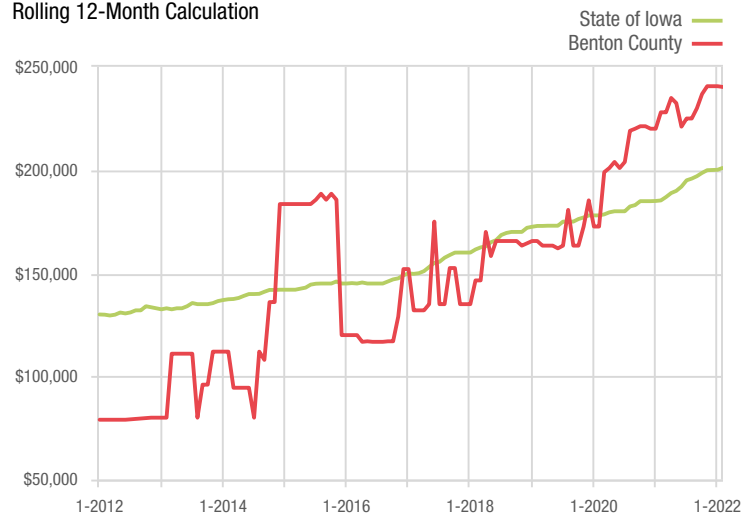
Median Sales Price - Single-Family Detached

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.