

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

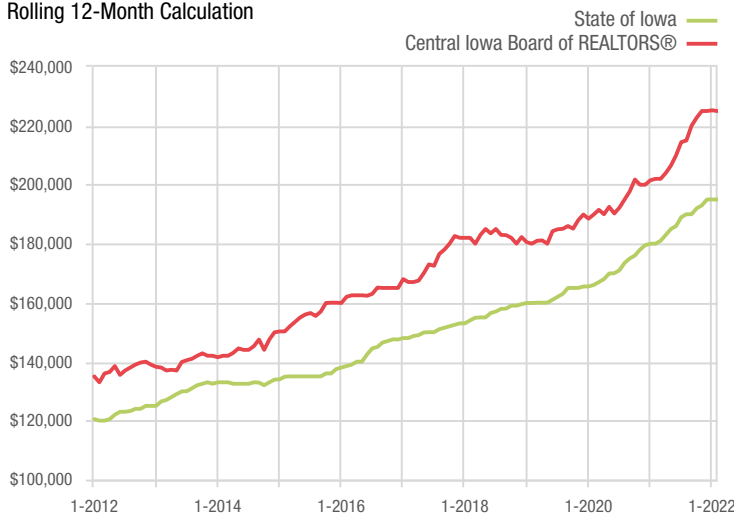
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	124	91	- 26.6%	204	197	- 3.4%
Pending Sales	82	88	+ 7.3%	165	179	+ 8.5%
Closed Sales	59	67	+ 13.6%	137	139	+ 1.5%
Days on Market Until Sale	70	67	- 4.3%	57	53	- 7.0%
Median Sales Price*	\$200,999	\$187,000	- 7.0%	\$200,000	\$195,000	- 2.5%
Average Sales Price*	\$228,646	\$224,065	- 2.0%	\$233,053	\$240,897	+ 3.4%
Percent of List Price Received*	97.5%	97.7%	+ 0.2%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	249	177	- 28.9%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	10	11	+ 10.0%	23	23	0.0%
Pending Sales	9	14	+ 55.6%	22	22	0.0%
Closed Sales	11	10	- 9.1%	18	17	- 5.6%
Days on Market Until Sale	76	41	- 46.1%	81	43	- 46.9%
Median Sales Price*	\$240,000	\$178,950	- 25.4%	\$226,000	\$192,000	- 15.0%
Average Sales Price*	\$225,355	\$188,115	- 16.5%	\$216,828	\$182,103	- 16.0%
Percent of List Price Received*	98.4%	96.6%	- 1.8%	97.8%	97.2%	- 0.6%
Inventory of Homes for Sale	31	26	- 16.1%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

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

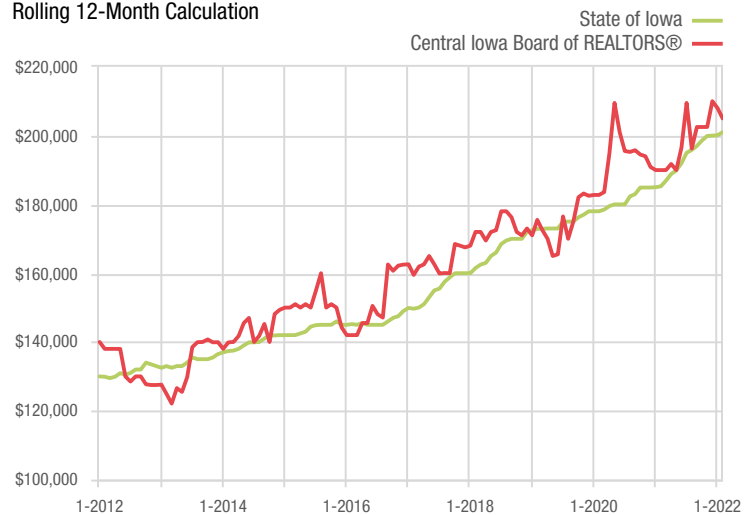
Median Sales Price - Single-Family Detached

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.