

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

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

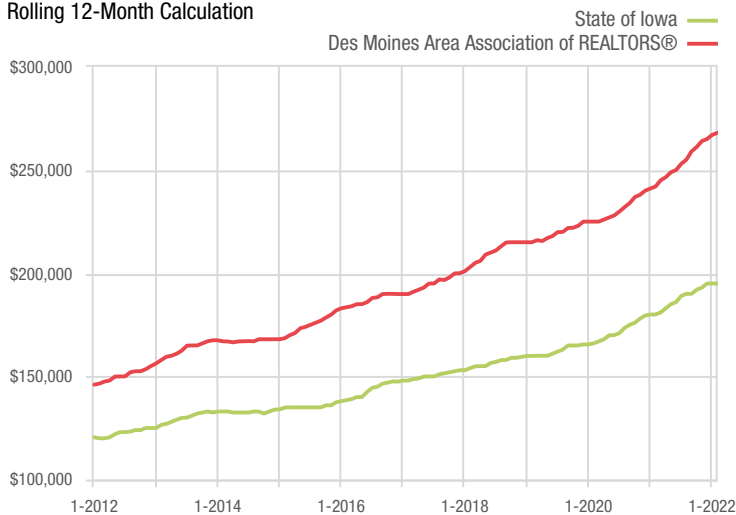
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1,047	995	- 5.0%	1,934	1,828	- 5.5%
Pending Sales	738	693	- 6.1%	1,506	1,456	- 3.3%
Closed Sales	685	682	- 0.4%	1,423	1,423	0.0%
Days on Market Until Sale	41	41	0.0%	39	39	0.0%
Median Sales Price*	\$240,000	\$252,000	+ 5.0%	\$245,659	\$265,000	+ 7.9%
Average Sales Price*	\$260,792	\$281,953	+ 8.1%	\$266,515	\$294,463	+ 10.5%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	3,040	2,828	- 7.0%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	189	271	+ 43.4%	433	417	- 3.7%
Pending Sales	153	142	- 7.2%	308	288	- 6.5%
Closed Sales	142	138	- 2.8%	272	286	+ 5.1%
Days on Market Until Sale	60	55	- 8.3%	60	54	- 10.0%
Median Sales Price*	\$190,000	\$206,000	+ 8.4%	\$185,000	\$217,000	+ 17.3%
Average Sales Price*	\$203,971	\$232,262	+ 13.9%	\$198,587	\$236,072	+ 18.9%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	784	679	- 13.4%	—	—	—
Months Supply of Inventory	3.8	3.1	- 18.4%	—	—	—

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

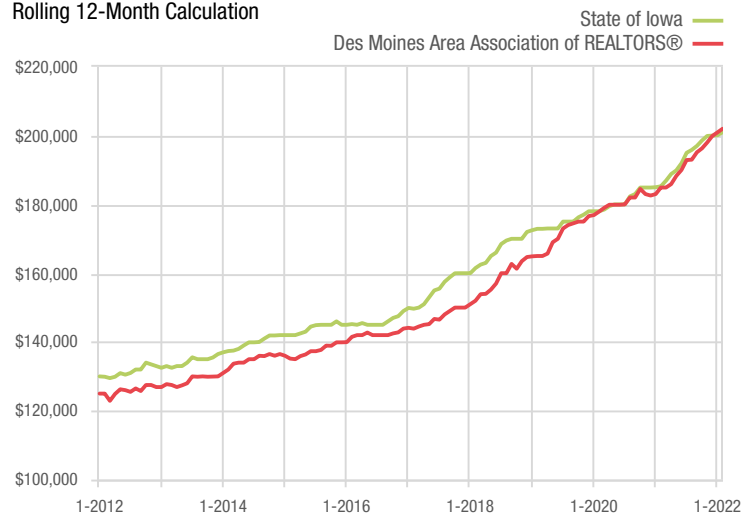
Median Sales Price - Single-Family Detached

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.