

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

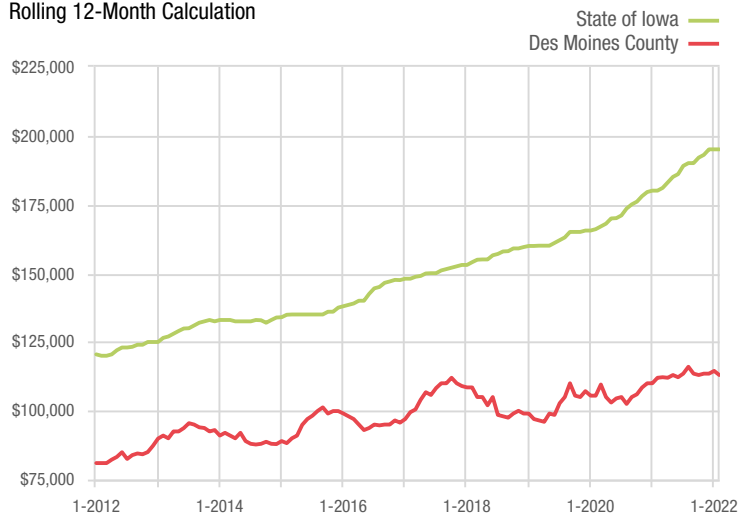
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	39	42	+ 7.7%	78	90	+ 15.4%
Pending Sales	43	57	+ 32.6%	81	86	+ 6.2%
Closed Sales	32	28	- 12.5%	65	60	- 7.7%
Days on Market Until Sale	86	81	- 5.8%	93	74	- 20.4%
Median Sales Price*	\$109,000	\$85,750	- 21.3%	\$108,000	\$94,250	- 12.7%
Average Sales Price*	\$146,573	\$95,055	- 35.1%	\$138,090	\$120,134	- 13.0%
Percent of List Price Received*	94.9%	93.6%	- 1.4%	95.3%	93.7%	- 1.7%
Inventory of Homes for Sale	151	81	- 46.4%	—	—	—
Months Supply of Inventory	3.2	1.4	- 56.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	3	2	- 33.3%	3	5	+ 66.7%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	267	4	- 98.5%
Median Sales Price*	—	—	—	\$331,500	\$188,700	- 43.1%
Average Sales Price*	—	—	—	\$331,500	\$188,700	- 43.1%
Percent of List Price Received*	—	—	—	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	5.3	3.0	- 43.4%	—	—	—

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

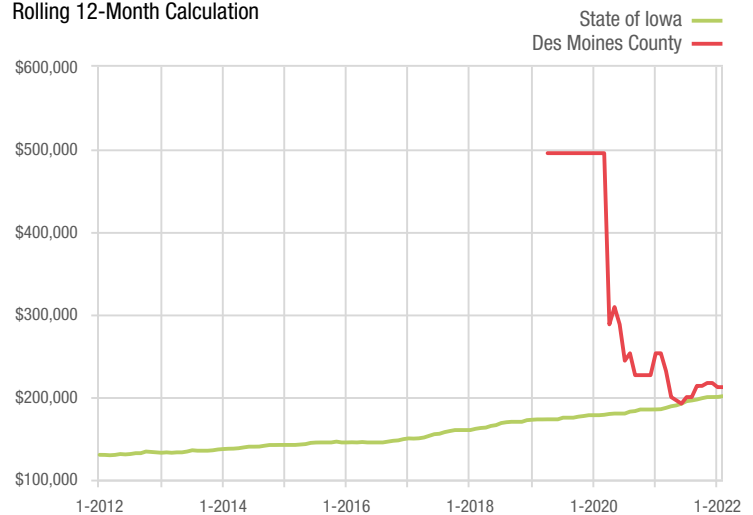
Median Sales Price - Single-Family Detached

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.