

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties

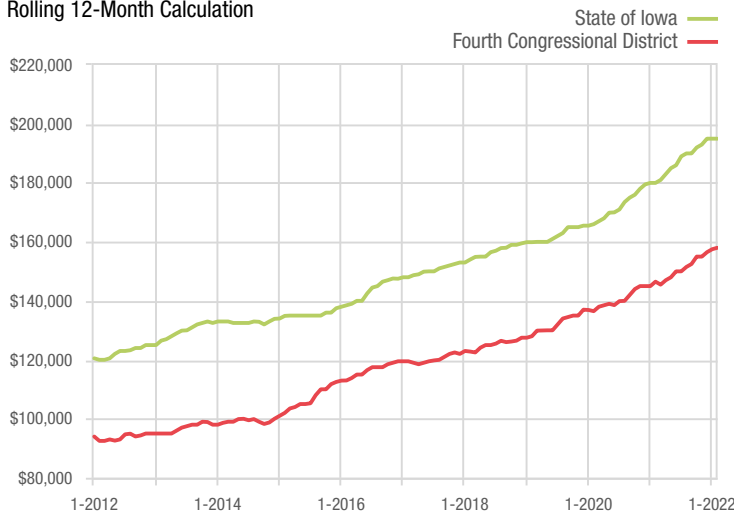
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	558	533	- 4.5%	1,057	1,091	+ 3.2%
Pending Sales	597	469	- 21.4%	1,139	986	- 13.4%
Closed Sales	442	412	- 6.8%	972	911	- 6.3%
Days on Market Until Sale	77	57	- 26.0%	72	53	- 26.4%
Median Sales Price*	\$145,000	\$156,500	+ 7.9%	\$144,500	\$154,000	+ 6.6%
Average Sales Price*	\$167,318	\$178,760	+ 6.8%	\$166,361	\$182,725	+ 9.8%
Percent of List Price Received*	95.9%	96.3%	+ 0.4%	95.8%	96.1%	+ 0.3%
Inventory of Homes for Sale	1,301	1,045	- 19.7%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	49	37	- 24.5%	79	75	- 5.1%
Pending Sales	39	30	- 23.1%	69	67	- 2.9%
Closed Sales	29	33	+ 13.8%	54	62	+ 14.8%
Days on Market Until Sale	87	64	- 26.4%	93	58	- 37.6%
Median Sales Price*	\$231,000	\$199,500	- 13.6%	\$228,450	\$195,500	- 14.4%
Average Sales Price*	\$228,404	\$211,731	- 7.3%	\$231,873	\$237,256	+ 2.3%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	154	136	- 11.7%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

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

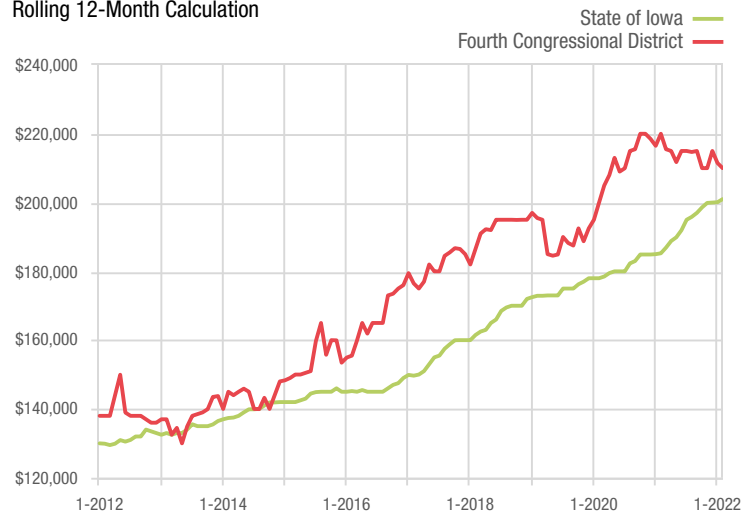
### Median Sales Price - Single-Family Detached

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.