

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

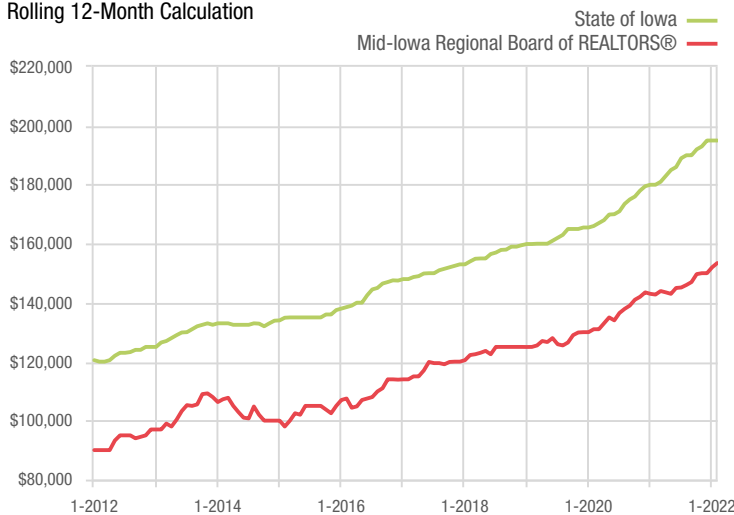
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	69	<b>113</b>	+ 63.8%	144	<b>194</b>	+ 34.7%
Pending Sales	78	<b>113</b>	+ 44.9%	148	<b>188</b>	+ 27.0%
Closed Sales	47	<b>79</b>	+ 68.1%	105	<b>152</b>	+ 44.8%
Days on Market Until Sale	61	<b>43</b>	- 29.5%	56	<b>37</b>	- 33.9%
Median Sales Price*	\$137,000	<b>\$162,000</b>	+ 18.2%	\$124,900	<b>\$160,000</b>	+ 28.1%
Average Sales Price*	\$149,019	<b>\$179,363</b>	+ 20.4%	\$141,088	<b>\$173,064</b>	+ 22.7%
Percent of List Price Received*	96.7%	<b>95.9%</b>	- 0.8%	96.5%	<b>96.3%</b>	- 0.2%
Inventory of Homes for Sale	149	<b>153</b>	+ 2.7%	—	—	—
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	7	<b>3</b>	- 57.1%	9	<b>6</b>	- 33.3%
Pending Sales	5	<b>2</b>	- 60.0%	8	<b>4</b>	- 50.0%
Closed Sales	5	<b>4</b>	- 20.0%	8	<b>6</b>	- 25.0%
Days on Market Until Sale	75	<b>141</b>	+ 88.0%	86	<b>111</b>	+ 29.1%
Median Sales Price*	\$246,900	<b>\$124,500</b>	- 49.6%	\$241,850	<b>\$177,450</b>	- 26.6%
Average Sales Price*	\$257,673	<b>\$137,500</b>	- 46.6%	\$231,733	<b>\$161,650</b>	- 30.2%
Percent of List Price Received*	104.0%	<b>95.9%</b>	- 7.8%	101.8%	<b>96.6%</b>	- 5.1%
Inventory of Homes for Sale	15	<b>10</b>	- 33.3%	—	—	—
Months Supply of Inventory	4.3	<b>2.0</b>	- 53.5%	—	—	—

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

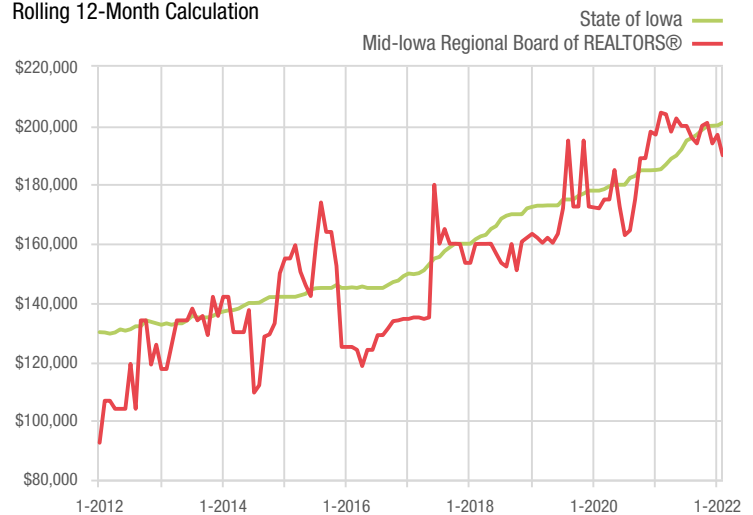
### Median Sales Price - Single-Family Detached

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.