

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

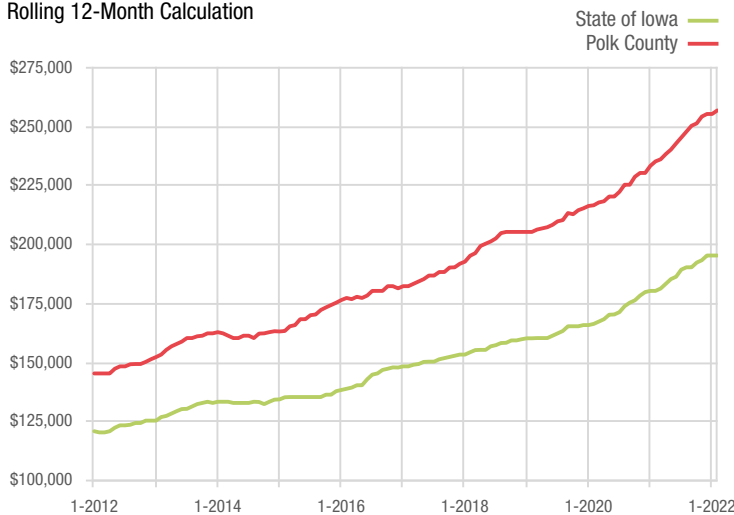
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	697	611	- 12.3%	1,306	1,134	- 13.2%
Pending Sales	489	447	- 8.6%	1,026	964	- 6.0%
Closed Sales	459	452	- 1.5%	953	938	- 1.6%
Days on Market Until Sale	35	38	+ 8.6%	36	38	+ 5.6%
Median Sales Price*	\$224,250	\$234,700	+ 4.7%	\$240,000	\$244,900	+ 2.0%
Average Sales Price*	\$241,116	\$257,479	+ 6.8%	\$254,641	\$274,495	+ 7.8%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	1,887	1,624	- 13.9%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	123	164	+ 33.3%	283	246	- 13.1%
Pending Sales	109	86	- 21.1%	205	190	- 7.3%
Closed Sales	97	80	- 17.5%	181	177	- 2.2%
Days on Market Until Sale	54	48	- 11.1%	57	54	- 5.3%
Median Sales Price*	\$174,500	\$190,250	+ 9.0%	\$173,000	\$201,000	+ 16.2%
Average Sales Price*	\$193,026	\$229,663	+ 19.0%	\$190,628	\$227,179	+ 19.2%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	98.5%	99.4%	+ 0.9%
Inventory of Homes for Sale	506	383	- 24.3%	—	—	—
Months Supply of Inventory	3.7	2.7	- 27.0%	—	—	—

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

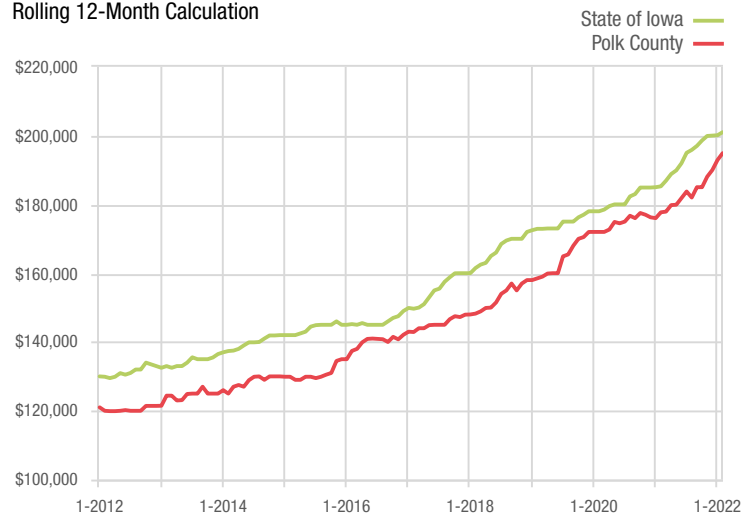
Median Sales Price - Single-Family Detached

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.