

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

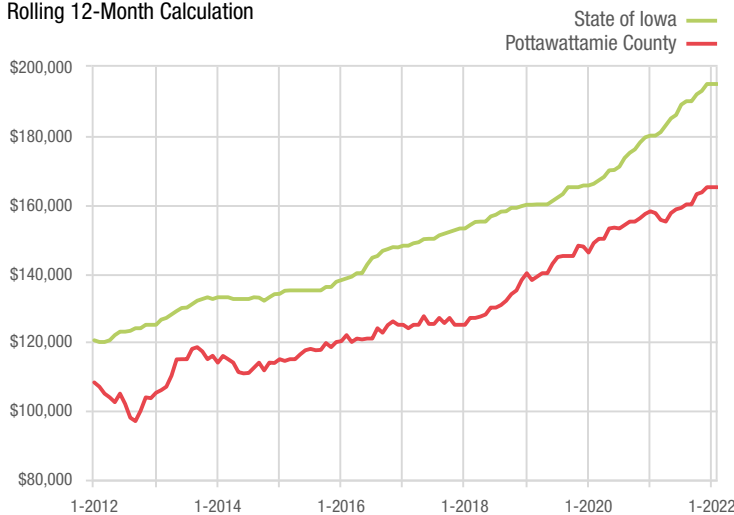
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	83	77	- 7.2%	154	148	- 3.9%
Pending Sales	72	57	- 20.8%	148	132	- 10.8%
Closed Sales	70	65	- 7.1%	146	137	- 6.2%
Days on Market Until Sale	23	31	+ 34.8%	23	23	0.0%
Median Sales Price*	\$139,450	\$139,950	+ 0.4%	\$149,950	\$148,000	- 1.3%
Average Sales Price*	\$170,002	\$176,949	+ 4.1%	\$193,632	\$192,597	- 0.5%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	68	59	- 13.2%	—	—	—
Months Supply of Inventory	0.6	0.5	- 16.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	3	4	+ 33.3%	8	9	+ 12.5%
Pending Sales	3	4	+ 33.3%	6	9	+ 50.0%
Closed Sales	1	4	+ 300.0%	6	6	0.0%
Days on Market Until Sale	6	10	+ 66.7%	49	10	- 79.6%
Median Sales Price*	\$101,500	\$231,500	+ 128.1%	\$211,250	\$237,500	+ 12.4%
Average Sales Price*	\$101,500	\$229,000	+ 125.6%	\$211,448	\$240,583	+ 13.8%
Percent of List Price Received*	96.7%	101.7%	+ 5.2%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

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

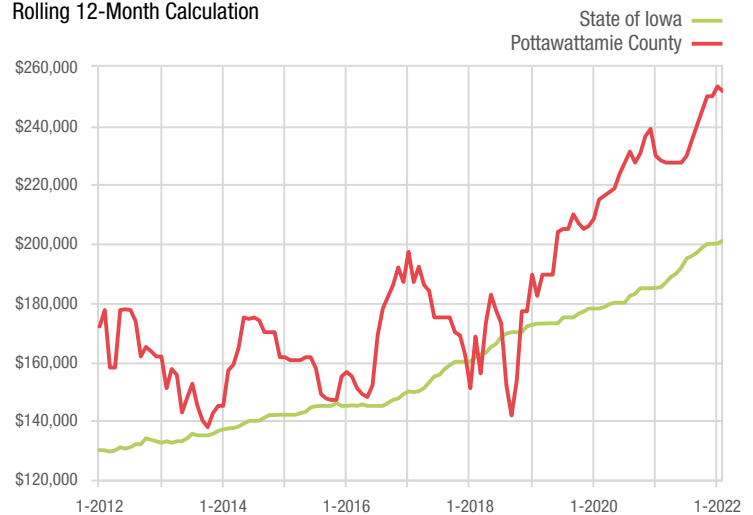
Median Sales Price - Single-Family Detached

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.