

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

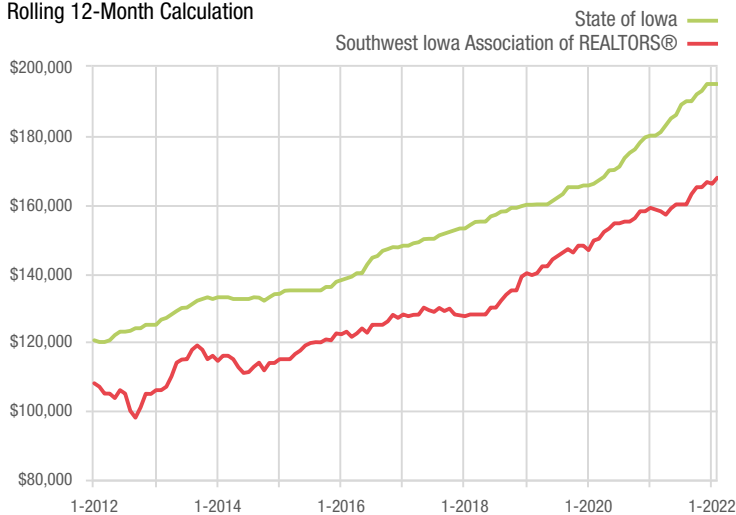
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	88	<b>85</b>	- 3.4%	166	<b>164</b>	- 1.2%
Pending Sales	78	<b>60</b>	- 23.1%	161	<b>143</b>	- 11.2%
Closed Sales	78	<b>70</b>	- 10.3%	163	<b>145</b>	- 11.0%
Days on Market Until Sale	22	<b>30</b>	+ 36.4%	23	<b>23</b>	0.0%
Median Sales Price*	\$140,000	<b>\$145,000</b>	+ 3.6%	\$150,000	<b>\$150,500</b>	+ 0.3%
Average Sales Price*	\$168,207	<b>\$187,308</b>	+ 11.4%	\$188,566	<b>\$198,039</b>	+ 5.0%
Percent of List Price Received*	97.5%	<b>98.5%</b>	+ 1.0%	98.1%	<b>98.5%</b>	+ 0.4%
Inventory of Homes for Sale	79	<b>68</b>	- 13.9%	—	—	—
Months Supply of Inventory	0.6	<b>0.6</b>	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	5	<b>4</b>	- 20.0%	20	<b>9</b>	- 55.0%
Pending Sales	4	<b>4</b>	0.0%	7	<b>9</b>	+ 28.6%
Closed Sales	2	<b>4</b>	+ 100.0%	7	<b>6</b>	- 14.3%
Days on Market Until Sale	4	<b>10</b>	+ 150.0%	42	<b>10</b>	- 76.2%
Median Sales Price*	\$172,750	<b>\$231,500</b>	+ 34.0%	\$217,500	<b>\$237,500</b>	+ 9.2%
Average Sales Price*	\$172,750	<b>\$229,000</b>	+ 32.6%	\$216,099	<b>\$240,583</b>	+ 11.3%
Percent of List Price Received*	97.3%	<b>101.7%</b>	+ 4.5%	98.9%	<b>100.8%</b>	+ 1.9%
Inventory of Homes for Sale	18	<b>3</b>	- 83.3%	—	—	—
Months Supply of Inventory	2.8	<b>0.5</b>	- 82.1%	—	—	—

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

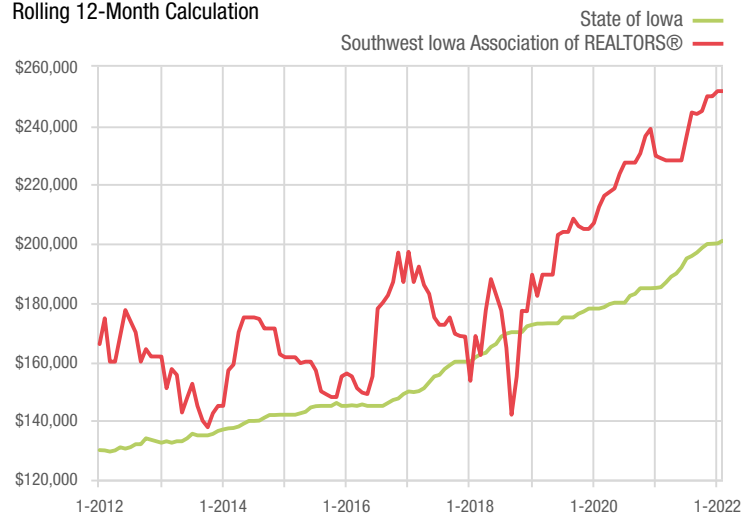
### Median Sales Price - Single-Family Detached

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.