

# Local Market Update – March 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

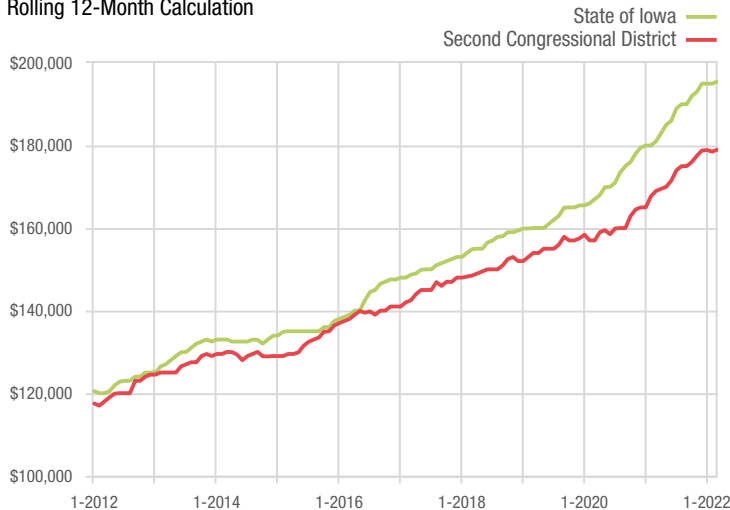
Single-Family Detached	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	972	981	+ 0.9%	2,337	2,410	+ 3.1%
Pending Sales	825	873	+ 5.8%	2,040	2,226	+ 9.1%
Closed Sales	626	737	+ 17.7%	1,648	1,800	+ 9.2%
Days on Market Until Sale	53	40	- 24.5%	55	44	- 20.0%
Median Sales Price*	\$165,700	\$172,000	+ 3.8%	\$165,000	\$165,000	0.0%
Average Sales Price*	\$204,635	\$216,157	+ 5.6%	\$197,727	\$209,393	+ 5.9%
Percent of List Price Received*	97.0%	97.9%	+ 0.9%	96.8%	97.5%	+ 0.7%
Inventory of Homes for Sale	1,518	1,287	- 15.2%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Townhouse-Condo	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	243	253	+ 4.1%	692	554	- 19.9%
Pending Sales	169	170	+ 0.6%	393	386	- 1.8%
Closed Sales	113	115	+ 1.8%	269	287	+ 6.7%
Days on Market Until Sale	61	50	- 18.0%	70	58	- 17.1%
Median Sales Price*	\$184,900	\$238,500	+ 29.0%	\$192,000	\$235,000	+ 22.4%
Average Sales Price*	\$198,514	\$237,489	+ 19.6%	\$206,875	\$236,602	+ 14.4%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	493	392	- 20.5%	—	—	—
Months Supply of Inventory	3.8	2.7	- 28.9%	—	—	—

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

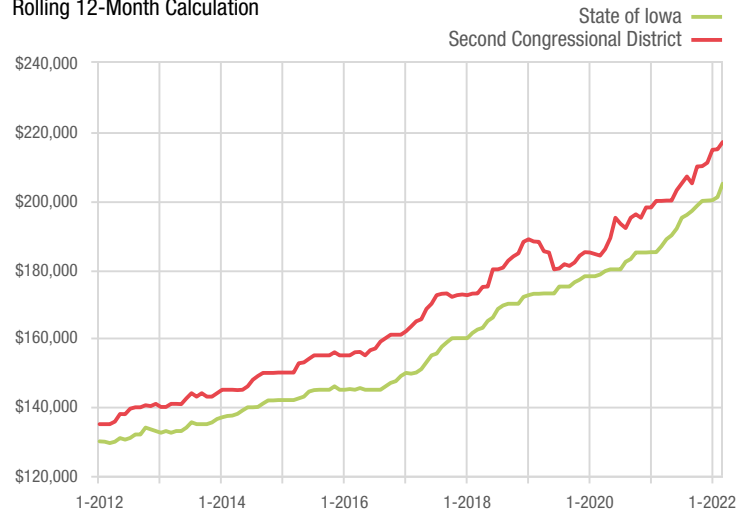
### Median Sales Price - Single-Family Detached

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.