

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

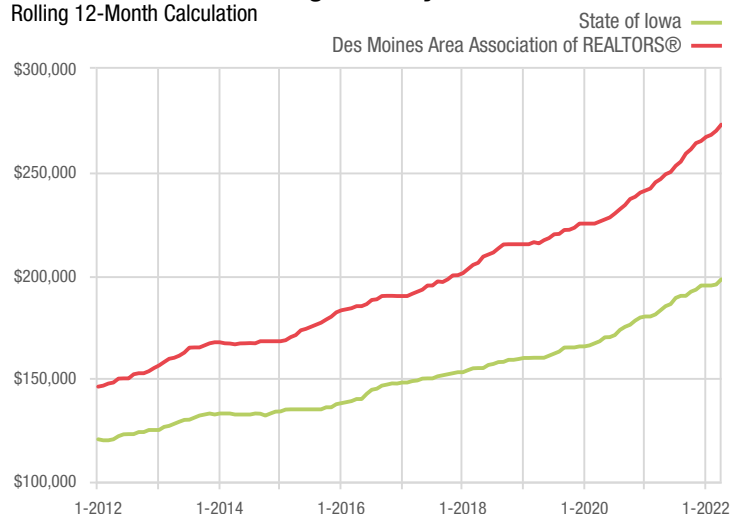
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1,624	1,386	- 14.7%	4,979	4,469	- 10.2%
Pending Sales	1,166	2,109	+ 80.9%	3,684	4,603	+ 24.9%
Closed Sales	1,081	991	- 8.3%	3,492	3,445	- 1.3%
Days on Market Until Sale	34	34	0.0%	38	39	+ 2.6%
Median Sales Price*	\$262,500	\$291,000	+ 10.9%	\$253,800	\$280,000	+ 10.3%
Average Sales Price*	\$287,131	\$311,904	+ 8.6%	\$276,370	\$302,655	+ 9.5%
Percent of List Price Received*	100.2%	100.6%	+ 0.4%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	3,718	2,150	- 42.2%	—	—	—
Months Supply of Inventory	3.4	1.8	- 47.1%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	368	285	- 22.6%	1,085	961	- 11.4%
Pending Sales	222	434	+ 95.5%	740	950	+ 28.4%
Closed Sales	220	206	- 6.4%	703	719	+ 2.3%
Days on Market Until Sale	70	27	- 61.4%	63	46	- 27.0%
Median Sales Price*	\$200,950	\$222,750	+ 10.8%	\$189,900	\$220,000	+ 15.9%
Average Sales Price*	\$214,091	\$233,461	+ 9.0%	\$202,685	\$235,900	+ 16.4%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	921	505	- 45.2%	—	—	—
Months Supply of Inventory	4.3	2.1	- 51.2%	—	—	—

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

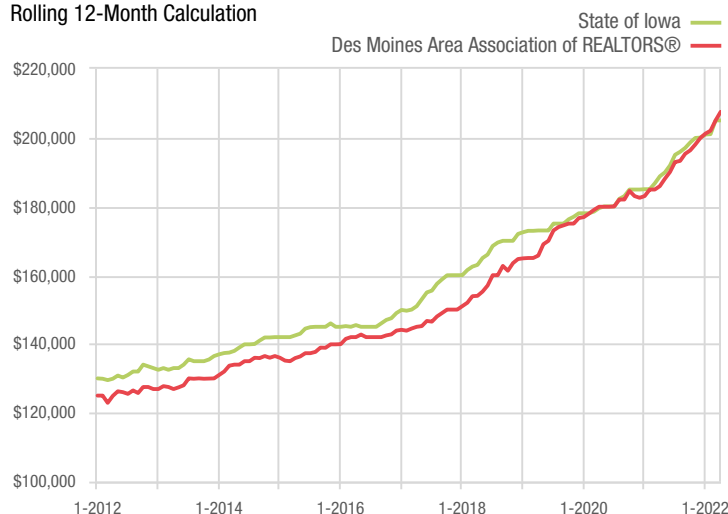
Median Sales Price - Single-Family Detached

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.