

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

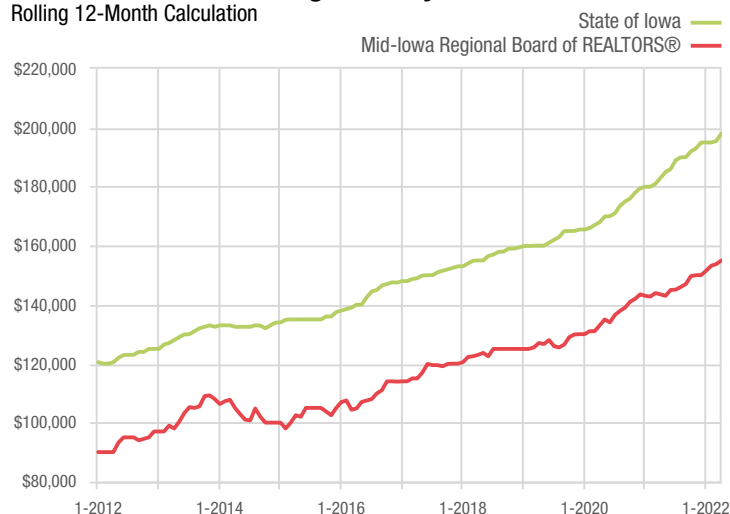
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	169	147	- 13.0%	449	503	+ 12.0%
Pending Sales	143	135	- 5.6%	412	439	+ 6.6%
Closed Sales	117	90	- 23.1%	312	356	+ 14.1%
Days on Market Until Sale	60	32	- 46.7%	58	36	- 37.9%
Median Sales Price*	\$139,900	\$158,000	+ 12.9%	\$132,250	\$154,000	+ 16.4%
Average Sales Price*	\$173,101	\$182,122	+ 5.2%	\$161,584	\$173,693	+ 7.5%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	96.3%	97.0%	+ 0.7%
Inventory of Homes for Sale	170	177	+ 4.1%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	13	4	- 69.2%	24	14	- 41.7%
Pending Sales	4	5	+ 25.0%	14	15	+ 7.1%
Closed Sales	3	2	- 33.3%	14	12	- 14.3%
Days on Market Until Sale	47	31	- 34.0%	79	73	- 7.6%
Median Sales Price*	\$170,000	\$145,750	- 14.3%	\$203,000	\$215,700	+ 6.3%
Average Sales Price*	\$151,667	\$145,750	- 3.9%	\$206,140	\$180,975	- 12.2%
Percent of List Price Received*	97.3%	90.9%	- 6.6%	101.1%	96.3%	- 4.7%
Inventory of Homes for Sale	23	6	- 73.9%	—	—	—
Months Supply of Inventory	6.4	1.1	- 82.8%	—	—	—

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

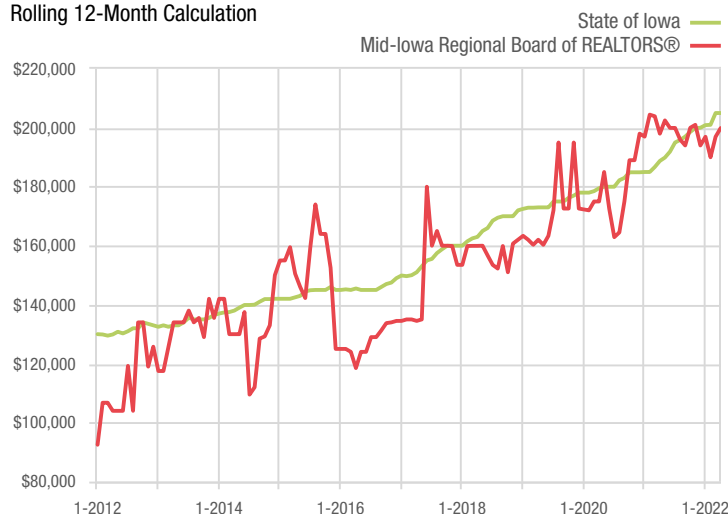
Median Sales Price - Single-Family Detached

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.