

Local Market Update – April 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

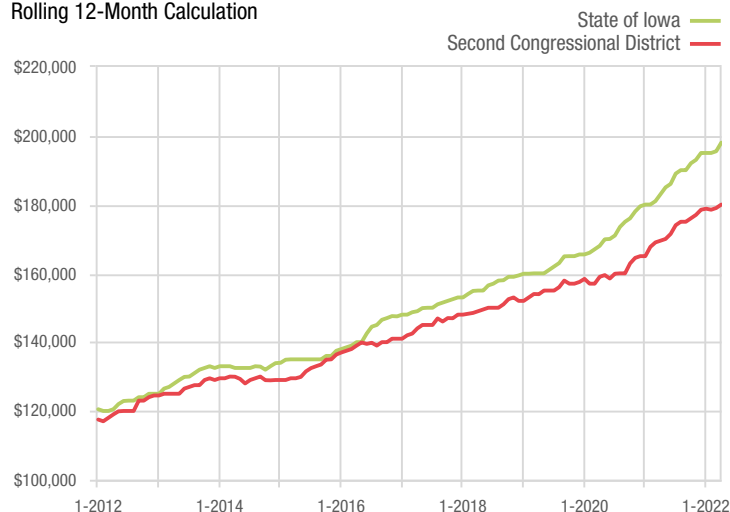
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1,174	1,107	- 5.7%	3,511	3,548	+ 1.1%
Pending Sales	1,070	997	- 6.8%	3,110	3,235	+ 4.0%
Closed Sales	769	799	+ 3.9%	2,417	2,611	+ 8.0%
Days on Market Until Sale	49	37	- 24.5%	53	42	- 20.8%
Median Sales Price*	\$174,500	\$186,250	+ 6.7%	\$166,000	\$172,000	+ 3.6%
Average Sales Price*	\$213,576	\$232,645	+ 8.9%	\$202,771	\$216,877	+ 7.0%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	1,500	1,323	- 11.8%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	247	182	- 26.3%	939	736	- 21.6%
Pending Sales	231	160	- 30.7%	624	553	- 11.4%
Closed Sales	148	127	- 14.2%	417	419	+ 0.5%
Days on Market Until Sale	62	40	- 35.5%	67	53	- 20.9%
Median Sales Price*	\$208,450	\$228,900	+ 9.8%	\$200,000	\$232,900	+ 16.5%
Average Sales Price*	\$207,633	\$232,608	+ 12.0%	\$207,144	\$236,170	+ 14.0%
Percent of List Price Received*	99.9%	101.7%	+ 1.8%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	487	402	- 17.5%	—	—	—
Months Supply of Inventory	3.5	2.8	- 20.0%	—	—	—

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

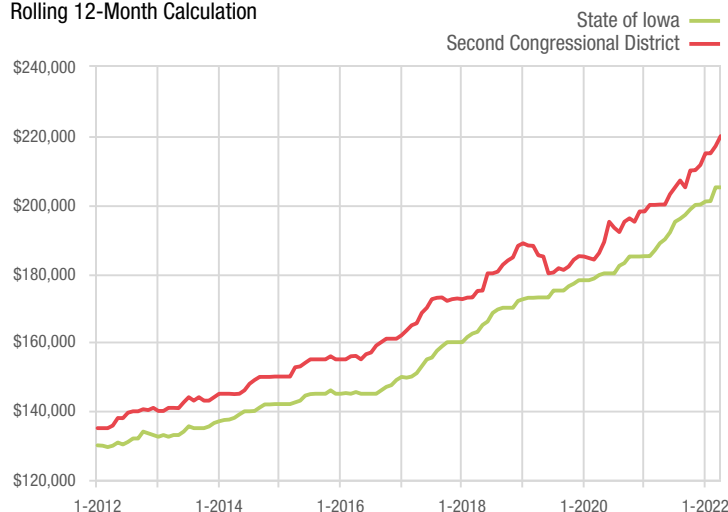
Median Sales Price - Single-Family Detached

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.