

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

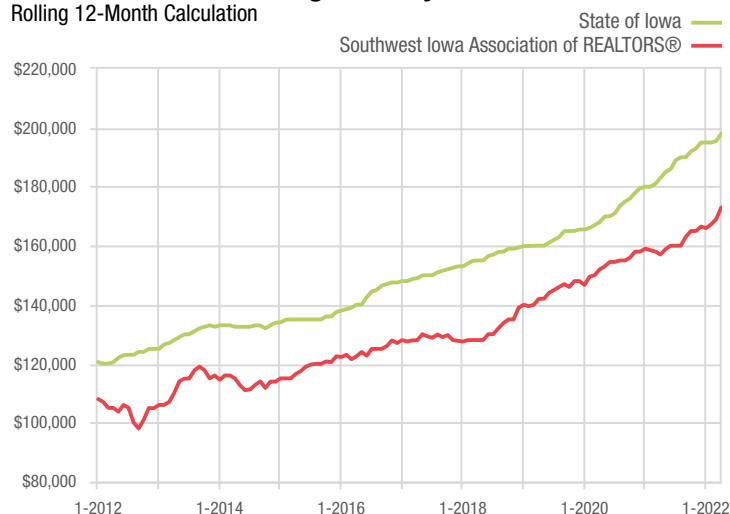
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	177	162	- 8.5%	472	473	+ 0.2%
Pending Sales	152	97	- 36.2%	433	398	- 8.1%
Closed Sales	114	105	- 7.9%	362	350	- 3.3%
Days on Market Until Sale	11	11	0.0%	18	16	- 11.1%
Median Sales Price*	\$151,500	\$197,500	+ 30.4%	\$149,950	\$173,250	+ 15.5%
Average Sales Price*	\$190,559	\$253,274	+ 32.9%	\$188,726	\$215,982	+ 14.4%
Percent of List Price Received*	100.5%	102.2%	+ 1.7%	99.4%	100.1%	+ 0.7%
Inventory of Homes for Sale	87	107	+ 23.0%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	11	3	- 72.7%	40	13	- 67.5%
Pending Sales	13	4	- 69.2%	30	13	- 56.7%
Closed Sales	8	3	- 62.5%	17	13	- 23.5%
Days on Market Until Sale	2	3	+ 50.0%	37	6	- 83.8%
Median Sales Price*	\$235,250	\$300,000	+ 27.5%	\$225,500	\$230,000	+ 2.0%
Average Sales Price*	\$227,875	\$298,671	+ 31.1%	\$232,688	\$243,461	+ 4.6%
Percent of List Price Received*	100.2%	102.1%	+ 1.9%	98.9%	101.7%	+ 2.8%
Inventory of Homes for Sale	15	3	- 80.0%	—	—	—
Months Supply of Inventory	2.0	0.7	- 65.0%	—	—	—

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

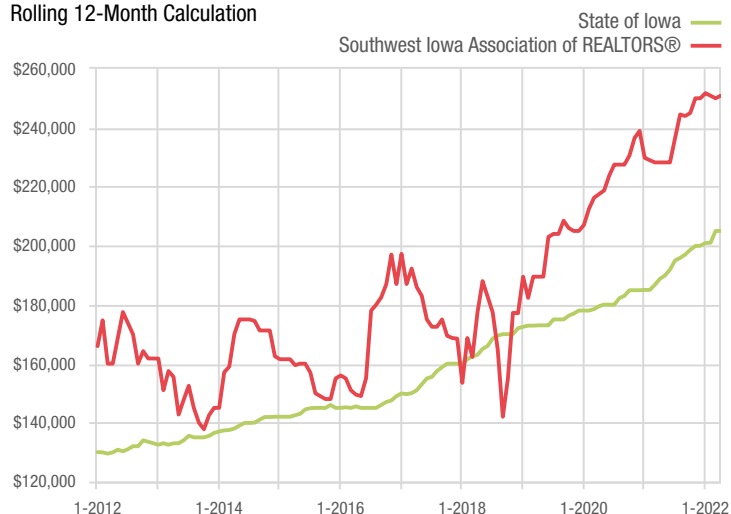
Median Sales Price - Single-Family Detached

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.