

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

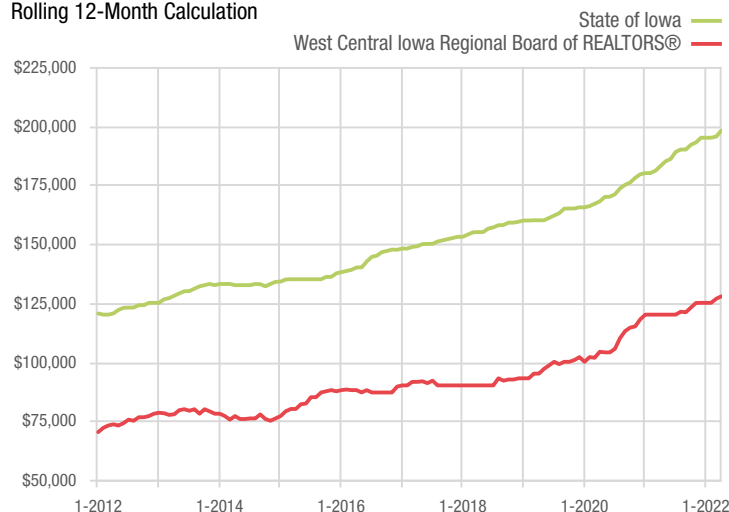
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	199	208	+ 4.5%	595	612	+ 2.9%
Pending Sales	180	188	+ 4.4%	564	574	+ 1.8%
Closed Sales	136	134	- 1.5%	447	509	+ 13.9%
Days on Market Until Sale	88	47	- 46.6%	81	54	- 33.3%
Median Sales Price*	\$107,500	\$125,000	+ 16.3%	\$108,000	\$130,000	+ 20.4%
Average Sales Price*	\$144,813	\$141,798	- 2.1%	\$143,524	\$160,504	+ 11.8%
Percent of List Price Received*	93.3%	95.4%	+ 2.3%	93.5%	95.4%	+ 2.0%
Inventory of Homes for Sale	358	281	- 21.5%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	6	2	- 66.7%	15	8	- 46.7%
Pending Sales	5	2	- 60.0%	10	6	- 40.0%
Closed Sales	2	4	+ 100.0%	8	7	- 12.5%
Days on Market Until Sale	150	50	- 66.7%	139	59	- 57.6%
Median Sales Price*	\$213,750	\$167,000	- 21.9%	\$182,750	\$189,000	+ 3.4%
Average Sales Price*	\$213,750	\$191,500	- 10.4%	\$200,375	\$203,857	+ 1.7%
Percent of List Price Received*	92.3%	94.4%	+ 2.3%	95.0%	107.9%	+ 13.6%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	3.7	2.8	- 24.3%	—	—	—

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

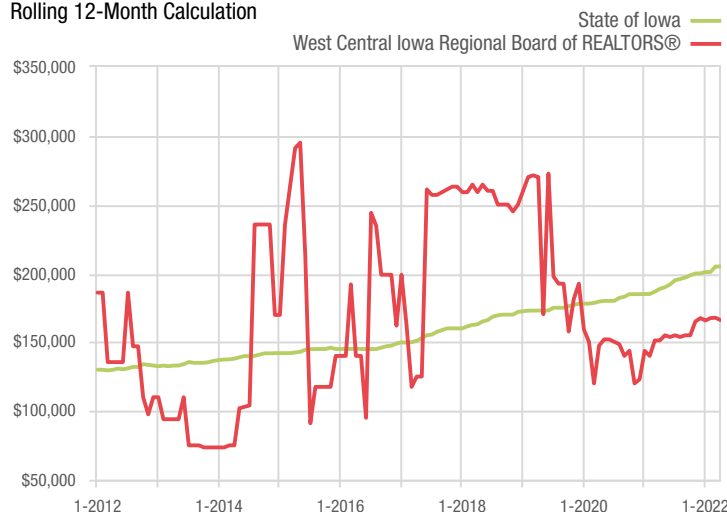
Median Sales Price - Single-Family Detached

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.