

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

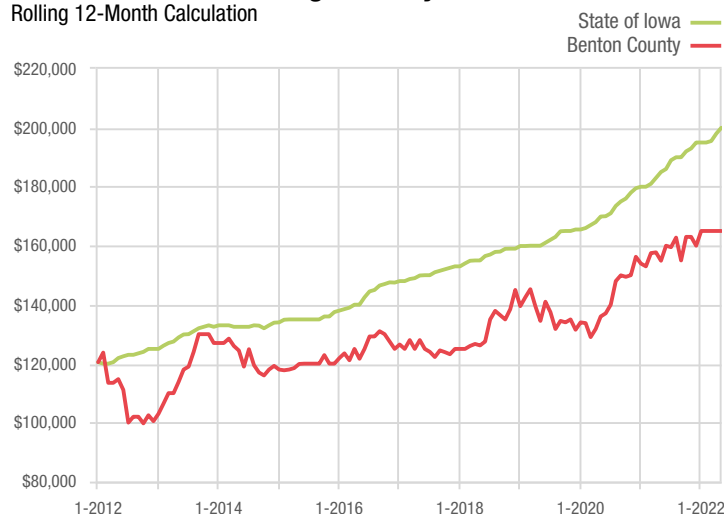
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	42	40	- 4.8%	132	161	+ 22.0%
Pending Sales	44	23	- 47.7%	129	132	+ 2.3%
Closed Sales	31	33	+ 6.5%	96	122	+ 27.1%
Days on Market Until Sale	46	28	- 39.1%	50	36	- 28.0%
Median Sales Price*	\$143,500	\$165,000	+ 15.0%	\$146,000	\$165,000	+ 13.0%
Average Sales Price*	\$164,636	\$169,361	+ 2.9%	\$165,714	\$179,007	+ 8.0%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	31	52	+ 67.7%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	1	- 66.7%	15	2	- 86.7%
Pending Sales	6	0	- 100.0%	12	4	- 66.7%
Closed Sales	3	2	- 33.3%	8	4	- 50.0%
Days on Market Until Sale	3	346	+ 11,433.3%	49	247	+ 404.1%
Median Sales Price*	\$229,900	\$235,750	+ 2.5%	\$238,698	\$149,500	- 37.4%
Average Sales Price*	\$230,165	\$235,750	+ 2.4%	\$228,100	\$151,000	- 33.8%
Percent of List Price Received*	100.8%	100.4%	- 0.4%	103.1%	97.0%	- 5.9%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

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

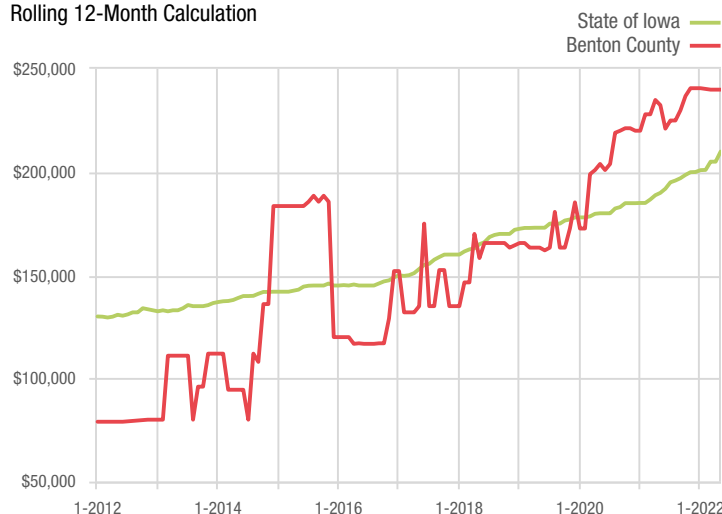
Median Sales Price - Single-Family Detached

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.