Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®

Boone County
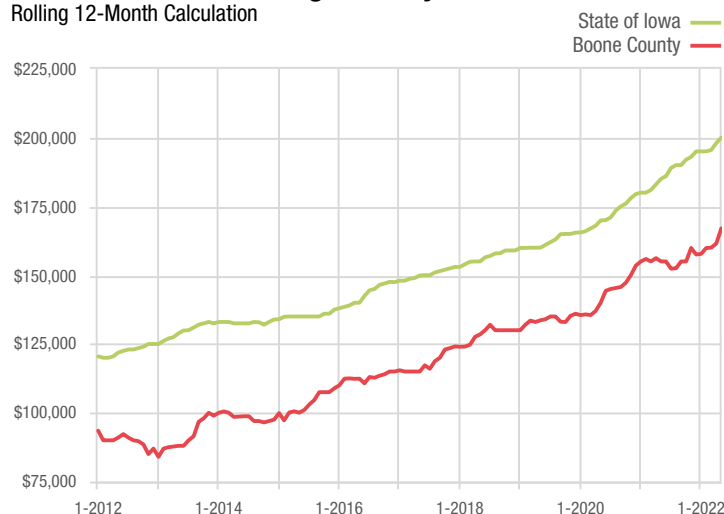
Single-Family Detached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	41	55	+ 34.1%	217	184	- 15.2%
Pending Sales	33	47	+ 42.4%	173	188	+ 8.7%
Closed Sales	35	35	0.0%	131	161	+ 22.9%
Days on Market Until Sale	9	33	+ 266.7%	31	47	+ 51.6%
Median Sales Price*	$143,000	$185,000	+ 29.4%	$149,900	$174,000	+ 16.1%
Average Sales Price*	$167,294	$232,589	+ 39.0%	$164,624	$203,823	+ 23.8%
Percent of List Price Received*	100.2%	102.4%	+ 2.2%	97.9%	99.1%	+ 1.2%
Inventory of Homes for Sale	90	48	- 46.7%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Townhouse-Condo

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	2	1	- 50.0%	4	6	+ 50.0%
Days on Market Until Sale	120	93	- 22.5%	132	23	- 82.6%
Median Sales Price*	$269,500	$129,000	- 52.1%	$198,250	$164,450	- 17.0%
Average Sales Price*	$269,500	$129,000	- 52.1%	$208,625	$156,817	- 24.8%
Percent of List Price Received*	98.4%	100.0%	+ 1.6%	97.7%	98.6%	+ 0.9%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	1.3	+ 160.0%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
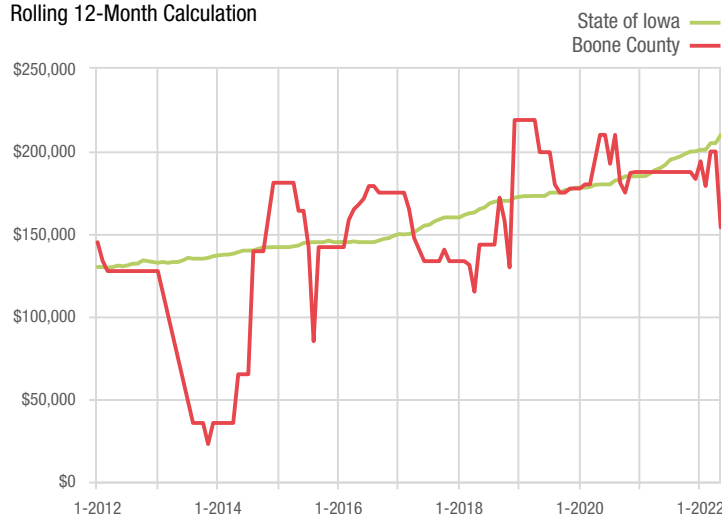
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.