

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

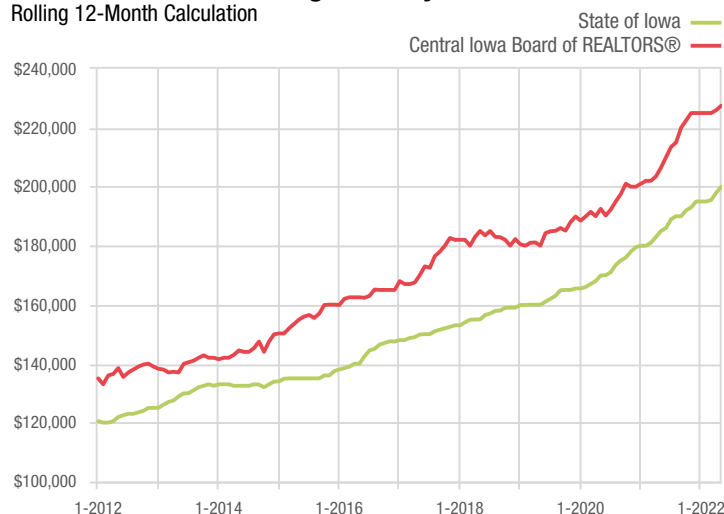
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	159	209	+ 31.4%	741	700	- 5.5%
Pending Sales	153	207	+ 35.3%	625	668	+ 6.9%
Closed Sales	130	110	- 15.4%	499	452	- 9.4%
Days on Market Until Sale	22	29	+ 31.8%	39	37	- 5.1%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$207,000	\$222,900	+ 7.7%
Average Sales Price*	\$262,936	\$281,092	+ 6.9%	\$236,762	\$260,017	+ 9.8%
Percent of List Price Received*	101.0%	102.6%	+ 1.6%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	303	166	- 45.2%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	19	22	+ 15.8%	73	79	+ 8.2%
Pending Sales	21	16	- 23.8%	68	74	+ 8.8%
Closed Sales	18	20	+ 11.1%	55	57	+ 3.6%
Days on Market Until Sale	38	58	+ 52.6%	63	49	- 22.2%
Median Sales Price*	\$209,500	\$188,500	- 10.0%	\$210,000	\$195,000	- 7.1%
Average Sales Price*	\$224,774	\$216,013	- 3.9%	\$221,115	\$210,549	- 4.8%
Percent of List Price Received*	101.7%	101.5%	- 0.2%	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

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

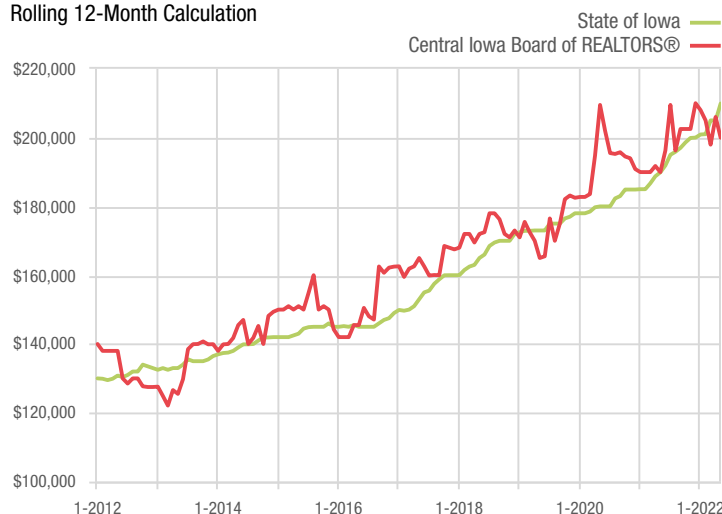
Median Sales Price - Single-Family Detached

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.