

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

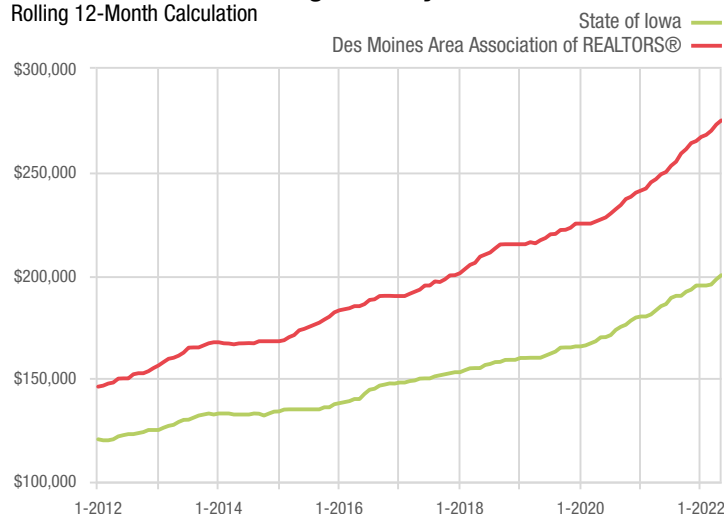
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1,388	1,327	- 4.4%	6,368	5,798	- 9.0%
Pending Sales	1,159	1,559	+ 34.5%	4,843	6,116	+ 26.3%
Closed Sales	1,185	1,100	- 7.2%	4,677	4,597	- 1.7%
Days on Market Until Sale	28	30	+ 7.1%	36	36	0.0%
Median Sales Price*	\$258,000	\$300,000	+ 16.3%	\$255,000	\$287,238	+ 12.6%
Average Sales Price*	\$281,301	\$326,943	+ 16.2%	\$277,619	\$308,566	+ 11.1%
Percent of List Price Received*	100.7%	100.7%	0.0%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	3,857	1,859	- 51.8%	—	—	—
Months Supply of Inventory	3.5	1.5	- 57.1%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	264	248	- 6.1%	1,349	1,207	- 10.5%
Pending Sales	263	305	+ 16.0%	1,003	1,244	+ 24.0%
Closed Sales	261	239	- 8.4%	964	966	+ 0.2%
Days on Market Until Sale	50	30	- 40.0%	59	42	- 28.8%
Median Sales Price*	\$200,000	\$229,000	+ 14.5%	\$192,230	\$222,000	+ 15.5%
Average Sales Price*	\$219,054	\$232,601	+ 6.2%	\$207,117	\$234,872	+ 13.4%
Percent of List Price Received*	99.9%	100.7%	+ 0.8%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	900	446	- 50.4%	—	—	—
Months Supply of Inventory	4.1	1.9	- 53.7%	—	—	—

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

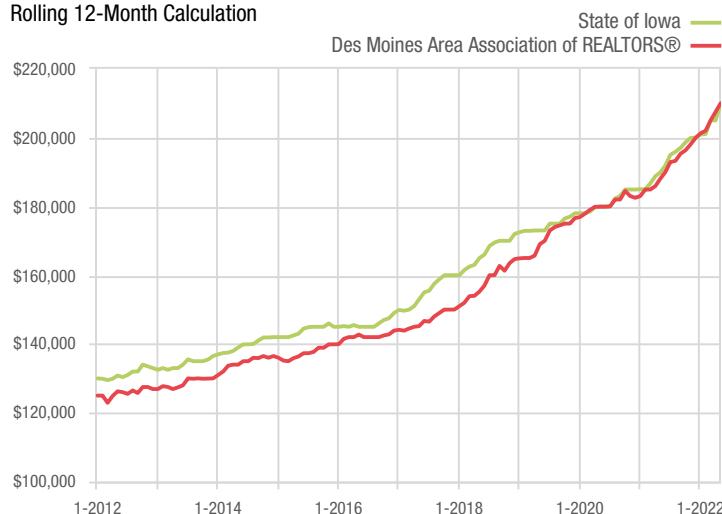
Median Sales Price - Single-Family Detached

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.