Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS®**

Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties
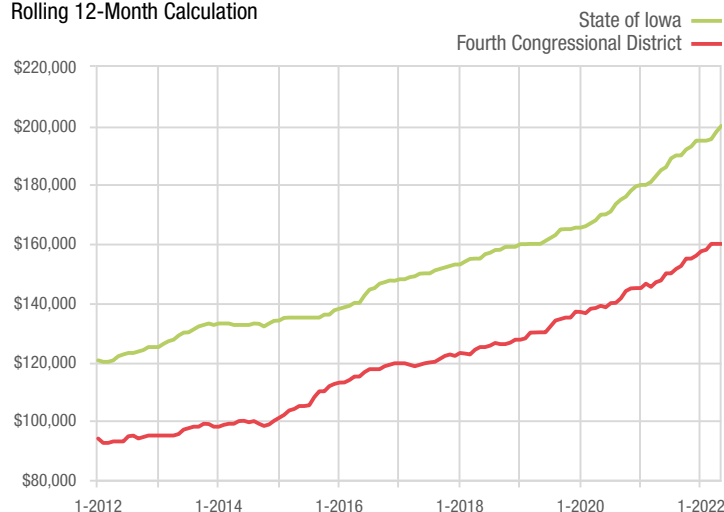
Single-Family Detached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	966	1,002	+ 3.7%	3,936	3,768	- 4.3%
Pending Sales	886	741	- 16.4%	3,778	3,339	- 11.6%
Closed Sales	762	737	- 3.3%	3,131	2,871	- 8.3%
Days on Market Until Sale	57	45	- 21.1%	69	50	- 27.5%
Median Sales Price*	$155,000	$166,000	+ 7.1%	$145,000	$159,000	+ 9.7%
Average Sales Price*	$198,423	$208,652	+ 5.2%	$176,090	$192,440	+ 9.3%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	96.6%	97.4%	+ 0.8%
Inventory of Homes for Sale	1,302	1,170	- 10.1%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Townhouse-Condo

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	104	47	- 54.8%	316	219	- 30.7%
Pending Sales	66	34	- 48.5%	264	210	- 20.5%
Closed Sales	73	51	- 30.1%	206	177	- 14.1%
Days on Market Until Sale	69	85	+ 23.2%	91	69	- 24.2%
Median Sales Price*	$185,000	$232,500	+ 25.7%	$195,000	$200,000	+ 2.6%
Average Sales Price*	$222,037	$292,051	+ 31.5%	$222,354	$253,782	+ 14.1%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	97.9%	99.3%	+ 1.4%
Inventory of Homes for Sale	140	126	- 10.0%	—	—	—
Months Supply of Inventory	2.6	2.8	+ 7.7%	—	—	—

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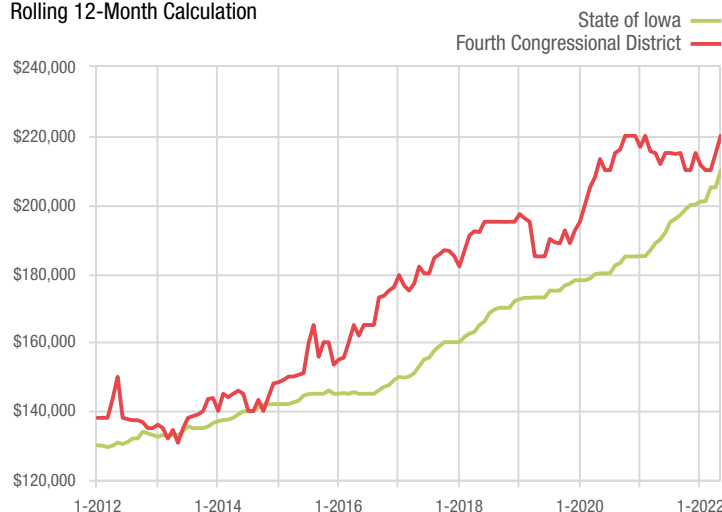
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Fourth Congressional District —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Fourth Congressional District —

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.