

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

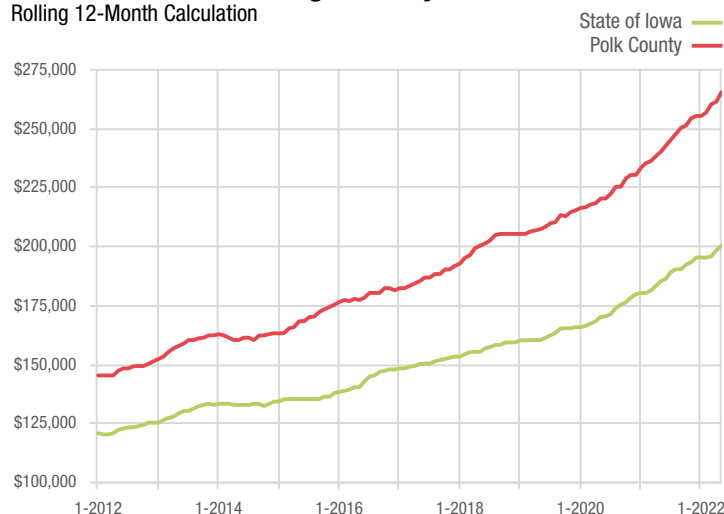
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	911	866	- 4.9%	4,208	3,769	- 10.4%
Pending Sales	763	1,034	+ 35.5%	3,251	4,031	+ 24.0%
Closed Sales	774	735	- 5.0%	3,149	3,014	- 4.3%
Days on Market Until Sale	23	24	+ 4.3%	31	33	+ 6.5%
Median Sales Price*	\$249,950	\$285,000	+ 14.0%	\$245,000	\$268,000	+ 9.4%
Average Sales Price*	\$267,125	\$309,520	+ 15.9%	\$263,214	\$289,348	+ 9.9%
Percent of List Price Received*	101.0%	101.0%	0.0%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	2,394	1,012	- 57.7%	—	—	—
Months Supply of Inventory	3.2	1.3	- 59.4%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	192	163	- 15.1%	861	781	- 9.3%
Pending Sales	172	199	+ 15.7%	665	827	+ 24.4%
Closed Sales	162	162	0.0%	636	612	- 3.8%
Days on Market Until Sale	45	30	- 33.3%	52	42	- 19.2%
Median Sales Price*	\$183,500	\$217,533	+ 18.5%	\$180,950	\$210,000	+ 16.1%
Average Sales Price*	\$212,381	\$224,411	+ 5.7%	\$200,784	\$225,805	+ 12.5%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	99.1%	100.1%	+ 1.0%
Inventory of Homes for Sale	567	262	- 53.8%	—	—	—
Months Supply of Inventory	3.9	1.7	- 56.4%	—	—	—

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

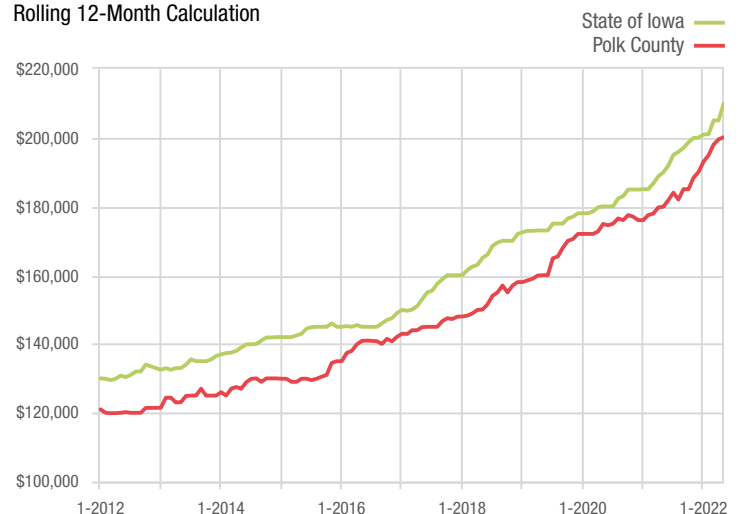
Median Sales Price - Single-Family Detached

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.