

# Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

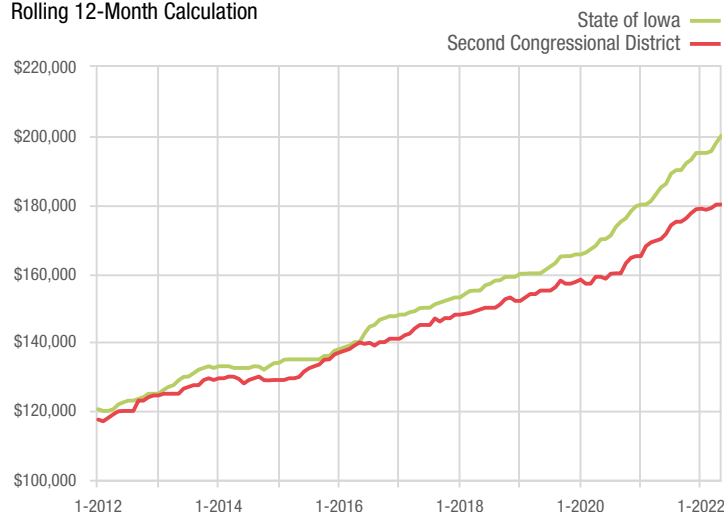
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1,196	1,111	- 7.1%	4,707	4,692	- 0.3%
Pending Sales	1,014	922	- 9.1%	4,124	4,194	+ 1.7%
Closed Sales	862	809	- 6.1%	3,278	3,432	+ 4.7%
Days on Market Until Sale	45	32	- 28.9%	51	40	- 21.6%
Median Sales Price*	\$180,000	\$208,000	+ 15.6%	\$170,000	\$179,000	+ 5.3%
Average Sales Price*	\$215,860	\$250,476	+ 16.0%	\$206,247	\$224,973	+ 9.1%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	97.6%	98.4%	+ 0.8%
Inventory of Homes for Sale	1,586	1,420	- 10.5%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	193	169	- 12.4%	1,132	905	- 20.1%
Pending Sales	232	174	- 25.0%	856	736	- 14.0%
Closed Sales	189	184	- 2.6%	606	602	- 0.7%
Days on Market Until Sale	55	44	- 20.0%	63	50	- 20.6%
Median Sales Price*	\$210,000	\$250,650	+ 19.4%	\$204,950	\$236,600	+ 15.4%
Average Sales Price*	\$219,379	\$251,449	+ 14.6%	\$210,960	\$240,734	+ 14.1%
Percent of List Price Received*	100.0%	100.7%	+ 0.7%	99.5%	100.2%	+ 0.7%
Inventory of Homes for Sale	419	375	- 10.5%	—	—	—
Months Supply of Inventory	2.9	2.7	- 6.9%	—	—	—

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

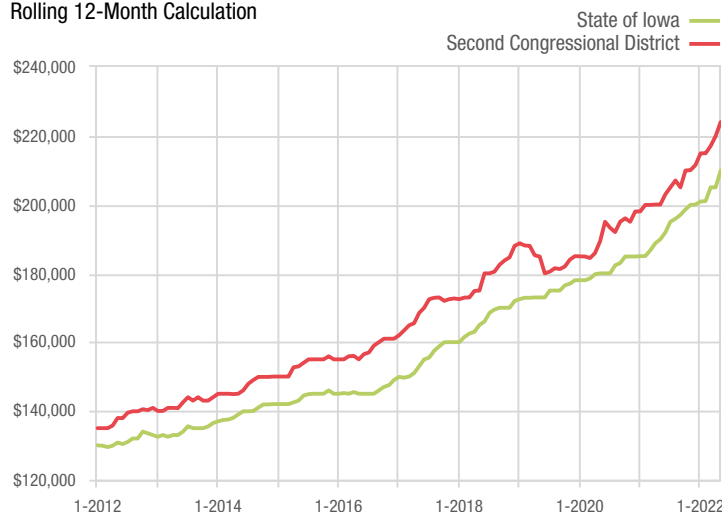
### Median Sales Price - Single-Family Detached

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.