

# Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

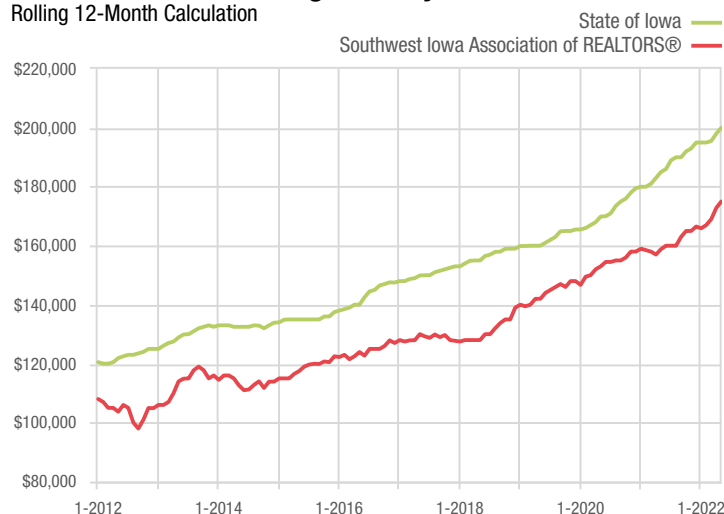
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	153	140	- 8.5%	625	614	- 1.8%
Pending Sales	162	108	- 33.3%	595	526	- 11.6%
Closed Sales	161	97	- 39.8%	523	454	- 13.2%
Days on Market Until Sale	15	12	- 20.0%	17	15	- 11.8%
Median Sales Price*	\$166,500	\$189,900	+ 14.1%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$206,946	\$217,823	+ 5.3%	\$194,335	\$215,675	+ 11.0%
Percent of List Price Received*	101.7%	101.8%	+ 0.1%	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	65	105	+ 61.5%	—	—	—
Months Supply of Inventory	0.5	0.9	+ 80.0%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	5	5	0.0%	45	18	- 60.0%
Pending Sales	7	1	- 85.7%	37	14	- 62.2%
Closed Sales	7	0	- 100.0%	24	13	- 45.8%
Days on Market Until Sale	3	—	—	27	6	- 77.8%
Median Sales Price*	\$251,750	—	—	\$226,250	\$230,000	+ 1.7%
Average Sales Price*	\$216,711	—	—	\$228,028	\$243,461	+ 6.8%
Percent of List Price Received*	101.8%	—	—	99.8%	101.7%	+ 1.9%
Inventory of Homes for Sale	13	6	- 53.8%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

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

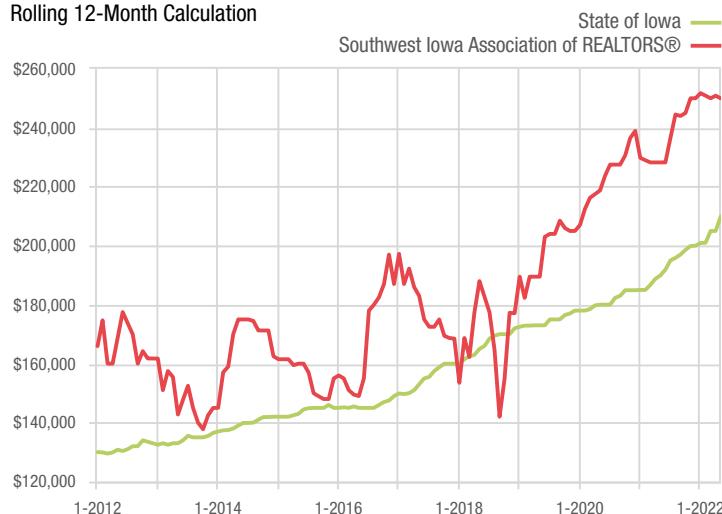
### Median Sales Price - Single-Family Detached

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.