

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Story County

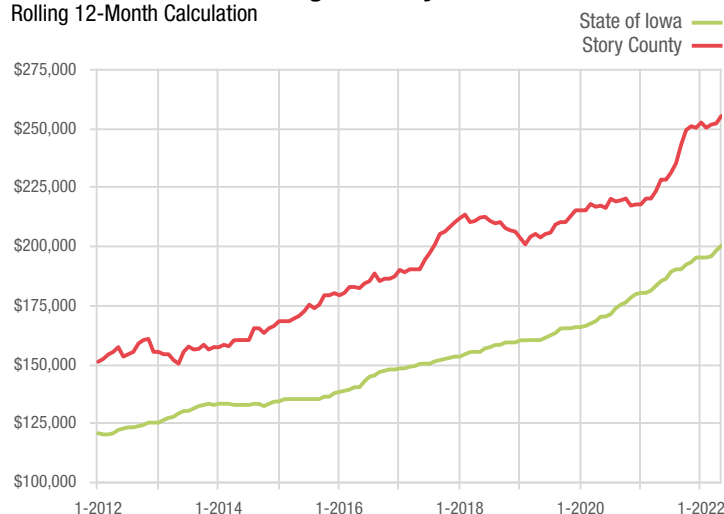
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	118	154	+ 30.5%	525	517	- 1.5%
Pending Sales	120	160	+ 33.3%	453	481	+ 6.2%
Closed Sales	95	76	- 20.0%	368	292	- 20.7%
Days on Market Until Sale	26	27	+ 3.8%	41	32	- 22.0%
Median Sales Price*	\$250,675	\$282,000	+ 12.5%	\$238,000	\$250,000	+ 5.0%
Average Sales Price*	\$298,172	\$309,002	+ 3.6%	\$262,441	\$292,539	+ 11.5%
Percent of List Price Received*	101.3%	102.6%	+ 1.3%	99.7%	100.3%	+ 0.6%
Inventory of Homes for Sale	213	118	- 44.6%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	19	22	+ 15.8%	71	77	+ 8.5%
Pending Sales	21	16	- 23.8%	65	69	+ 6.2%
Closed Sales	16	19	+ 18.8%	51	51	0.0%
Days on Market Until Sale	27	56	+ 107.4%	57	52	- 8.8%
Median Sales Price*	\$199,250	\$197,000	- 1.1%	\$215,000	\$195,000	- 9.3%
Average Sales Price*	\$219,183	\$220,593	+ 0.6%	\$222,095	\$216,871	- 2.4%
Percent of List Price Received*	102.2%	101.6%	- 0.6%	99.8%	99.2%	- 0.6%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

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

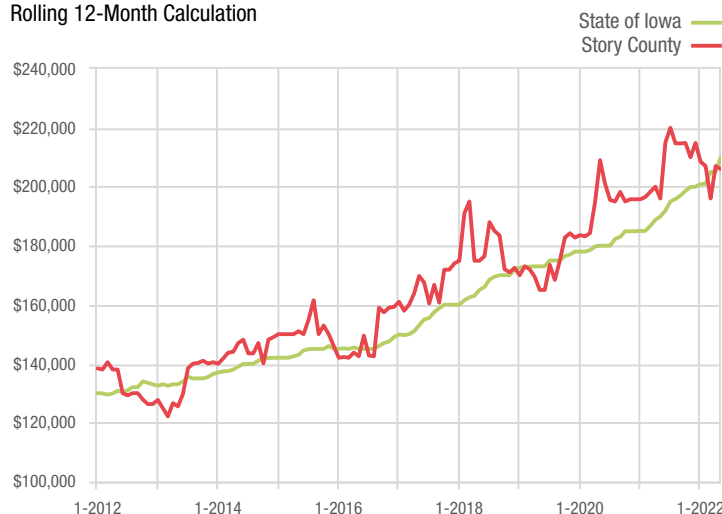
Median Sales Price - Single-Family Detached

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.