

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

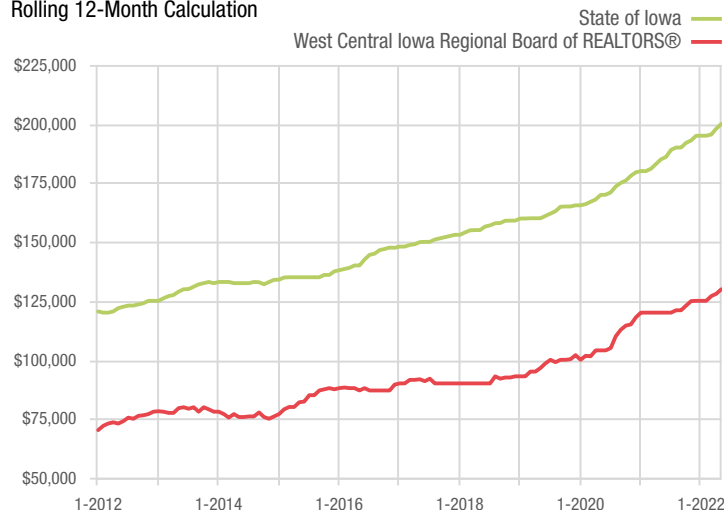
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	223	205	- 8.1%	818	820	+ 0.2%
Pending Sales	153	184	+ 20.3%	717	761	+ 6.1%
Closed Sales	158	148	- 6.3%	605	668	+ 10.4%
Days on Market Until Sale	50	41	- 18.0%	73	51	- 30.1%
Median Sales Price*	\$112,000	\$130,000	+ 16.1%	\$108,750	\$130,000	+ 19.5%
Average Sales Price*	\$152,345	\$172,251	+ 13.1%	\$145,832	\$163,253	+ 11.9%
Percent of List Price Received*	94.8%	96.0%	+ 1.3%	93.9%	95.5%	+ 1.7%
Inventory of Homes for Sale	399	278	- 30.3%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	4	+ 33.3%	18	12	- 33.3%
Pending Sales	5	6	+ 20.0%	15	12	- 20.0%
Closed Sales	5	2	- 60.0%	13	9	- 30.8%
Days on Market Until Sale	59	76	+ 28.8%	108	63	- 41.7%
Median Sales Price*	\$215,500	\$265,000	+ 23.0%	\$192,500	\$189,000	- 1.8%
Average Sales Price*	\$202,220	\$265,000	+ 31.0%	\$201,085	\$217,444	+ 8.1%
Percent of List Price Received*	97.0%	97.4%	+ 0.4%	95.7%	105.5%	+ 10.2%
Inventory of Homes for Sale	14	7	- 50.0%	—	—	—
Months Supply of Inventory	3.2	1.9	- 40.6%	—	—	—

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

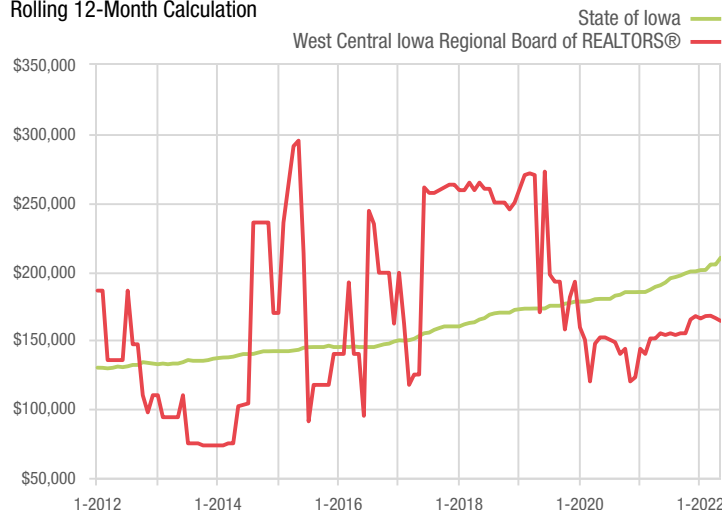
Median Sales Price - Single-Family Detached

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.