

Local Market Update – June 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

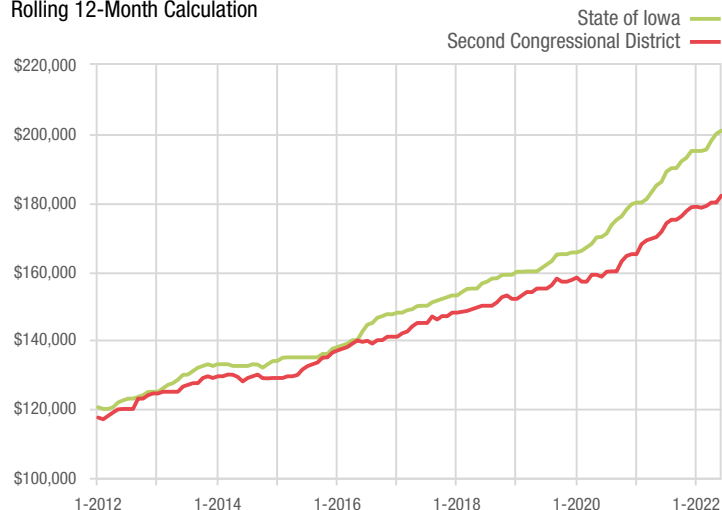
Single-Family Detached	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	1,309	1,204	- 8.0%	6,016	5,928	- 1.5%
Pending Sales	1,071	901	- 15.9%	5,195	5,125	- 1.3%
Closed Sales	1,138	950	- 16.5%	4,416	4,392	- 0.5%
Days on Market Until Sale	35	26	- 25.7%	47	37	- 21.3%
Median Sales Price*	\$195,000	\$222,000	+ 13.8%	\$176,000	\$185,000	+ 5.1%
Average Sales Price*	\$237,557	\$262,933	+ 10.7%	\$214,319	\$233,113	+ 8.8%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	1,684	1,605	- 4.7%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2021	2022	% Change	Thru 6-2021	Thru 6-2022	% Change
New Listings	193	158	- 18.1%	1,325	1,064	- 19.7%
Pending Sales	171	141	- 17.5%	1,027	899	- 12.5%
Closed Sales	224	196	- 12.5%	830	801	- 3.5%
Days on Market Until Sale	42	46	+ 9.5%	57	48	- 15.8%
Median Sales Price*	\$219,950	\$253,250	+ 15.1%	\$209,900	\$240,000	+ 14.3%
Average Sales Price*	\$220,330	\$249,514	+ 13.2%	\$213,489	\$242,589	+ 13.6%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	416	363	- 12.7%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

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

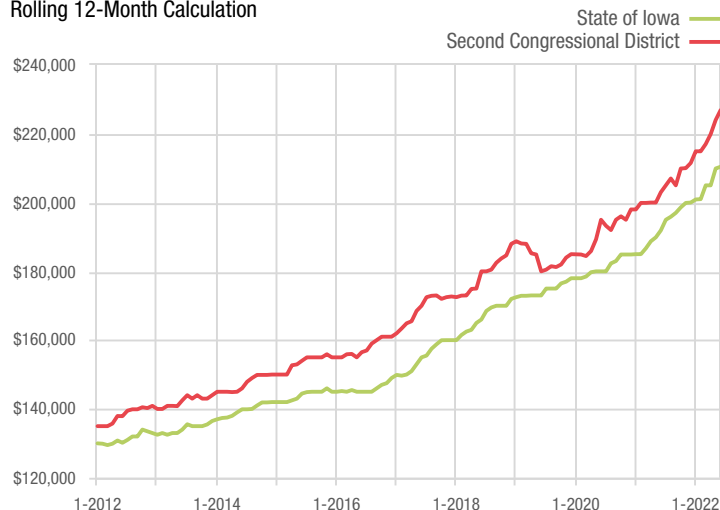
Median Sales Price - Single-Family Detached

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.