

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

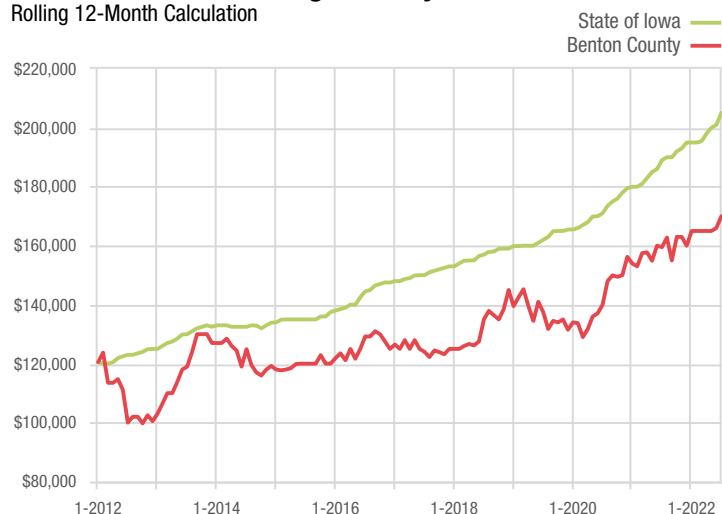
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	32	38	+ 18.8%	198	241	+ 21.7%
Pending Sales	28	34	+ 21.4%	188	200	+ 6.4%
Closed Sales	33	24	- 27.3%	162	180	+ 11.1%
Days on Market Until Sale	29	22	- 24.1%	43	32	- 25.6%
Median Sales Price*	\$161,250	\$196,250	+ 21.7%	\$159,500	\$175,000	+ 9.7%
Average Sales Price*	\$181,758	\$243,354	+ 33.9%	\$177,363	\$200,882	+ 13.3%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	34	54	+ 58.8%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	3	—	17	7	- 58.8%
Pending Sales	1	1	0.0%	15	7	- 53.3%
Closed Sales	0	2	—	11	6	- 45.5%
Days on Market Until Sale	—	219	—	65	238	+ 266.2%
Median Sales Price*	—	\$207,500	—	\$229,900	\$207,500	- 9.7%
Average Sales Price*	—	\$207,500	—	\$201,336	\$169,833	- 15.6%
Percent of List Price Received*	—	99.0%	—	100.7%	97.7%	- 3.0%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

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

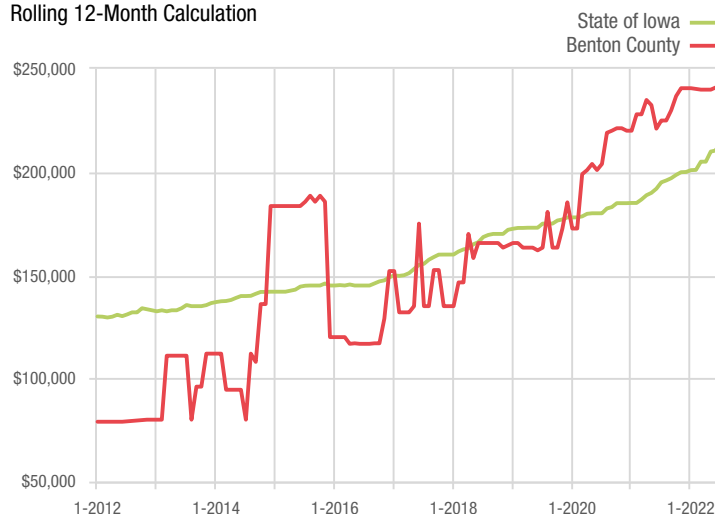
Median Sales Price - Single-Family Detached

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.