

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

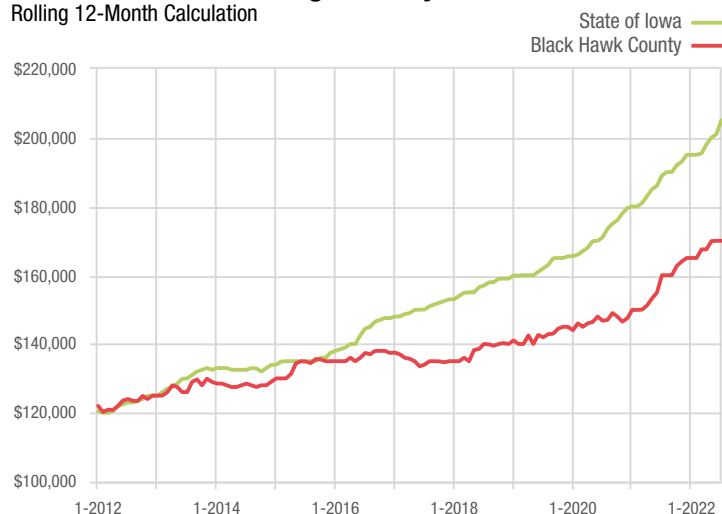
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	228	201	- 11.8%	1,288	1,173	- 8.9%
Pending Sales	170	184	+ 8.2%	1,174	1,058	- 9.9%
Closed Sales	186	167	- 10.2%	1,038	945	- 9.0%
Days on Market Until Sale	15	9	- 40.0%	29	21	- 27.6%
Median Sales Price*	\$170,000	\$170,000	0.0%	\$164,900	\$174,900	+ 6.1%
Average Sales Price*	\$207,911	\$193,386	- 7.0%	\$198,818	\$199,772	+ 0.5%
Percent of List Price Received*	100.6%	102.1%	+ 1.5%	98.8%	101.5%	+ 2.7%
Inventory of Homes for Sale	236	163	- 30.9%	—	—	—
Months Supply of Inventory	1.5	1.1	- 26.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	10	13	+ 30.0%	108	114	+ 5.6%
Pending Sales	10	14	+ 40.0%	101	104	+ 3.0%
Closed Sales	21	15	- 28.6%	92	92	0.0%
Days on Market Until Sale	8	6	- 25.0%	25	17	- 32.0%
Median Sales Price*	\$163,500	\$190,000	+ 16.2%	\$168,750	\$175,750	+ 4.1%
Average Sales Price*	\$186,293	\$199,289	+ 7.0%	\$173,406	\$190,581	+ 9.9%
Percent of List Price Received*	99.7%	103.6%	+ 3.9%	98.6%	101.5%	+ 2.9%
Inventory of Homes for Sale	12	16	+ 33.3%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

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

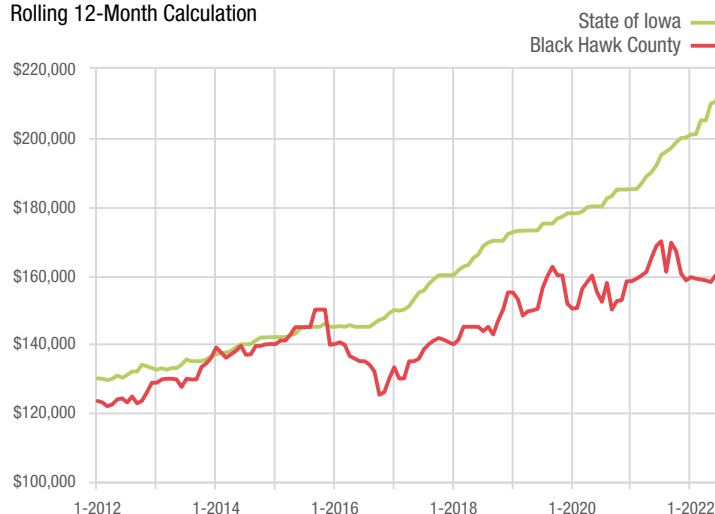
Median Sales Price - Single-Family Detached

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.