

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

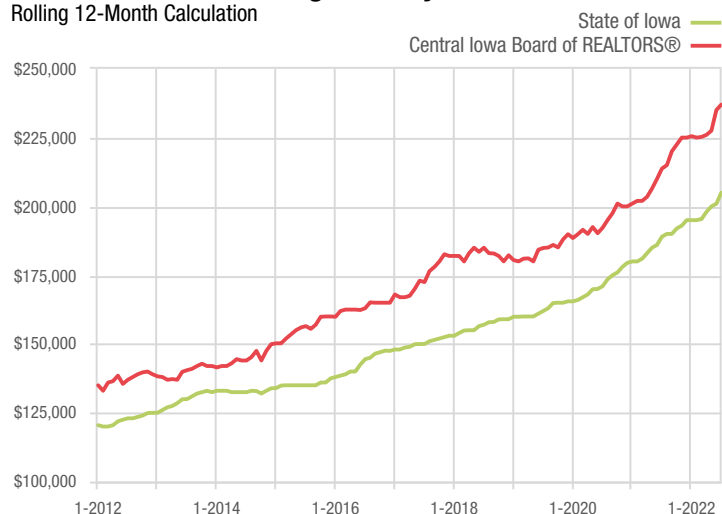
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	147	122	- 17.0%	1,056	987	- 6.5%
Pending Sales	139	122	- 12.2%	929	935	+ 0.6%
Closed Sales	173	179	+ 3.5%	855	803	- 6.1%
Days on Market Until Sale	19	21	+ 10.5%	31	31	0.0%
Median Sales Price*	\$243,500	\$275,000	+ 12.9%	\$220,000	\$240,500	+ 9.3%
Average Sales Price*	\$275,935	\$294,040	+ 6.6%	\$248,593	\$276,023	+ 11.0%
Percent of List Price Received*	101.0%	101.0%	0.0%	99.8%	100.6%	+ 0.8%
Inventory of Homes for Sale	297	166	- 44.1%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	12	10	- 16.7%	106	104	- 1.9%
Pending Sales	13	10	- 23.1%	91	101	+ 11.0%
Closed Sales	14	20	+ 42.9%	85	93	+ 9.4%
Days on Market Until Sale	38	39	+ 2.6%	55	49	- 10.9%
Median Sales Price*	\$221,250	\$185,500	- 16.2%	\$218,500	\$192,000	- 12.1%
Average Sales Price*	\$217,721	\$226,462	+ 4.0%	\$222,236	\$210,274	- 5.4%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	38	23	- 39.5%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

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

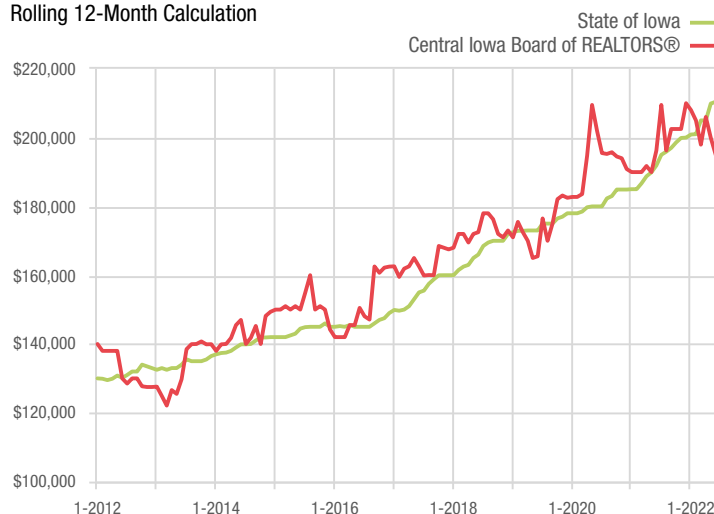
### Median Sales Price - Single-Family Detached

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.