

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

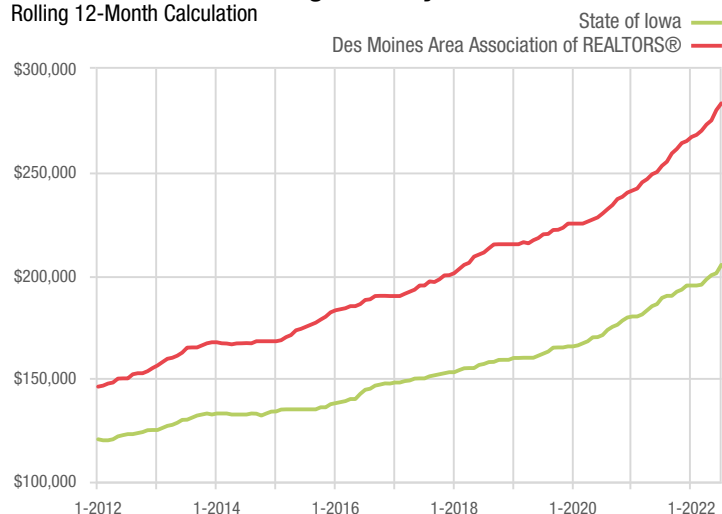
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1,316	1,258	- 4.4%	9,159	8,485	- 7.4%
Pending Sales	1,349	1,005	- 25.5%	7,671	8,304	+ 8.3%
Closed Sales	1,371	1,035	- 24.5%	7,496	6,986	- 6.8%
Days on Market Until Sale	22	22	0.0%	30	32	+ 6.7%
Median Sales Price*	\$265,500	\$299,250	+ 12.7%	\$259,990	\$291,071	+ 12.0%
Average Sales Price*	\$296,070	\$323,338	+ 9.2%	\$284,841	\$313,870	+ 10.2%
Percent of List Price Received*	100.9%	100.6%	- 0.3%	100.2%	100.4%	+ 0.2%
Inventory of Homes for Sale	3,632	2,116	- 41.7%	—	—	—
Months Supply of Inventory	3.2	1.8	- 43.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	219	234	+ 6.8%	1,809	1,675	- 7.4%
Pending Sales	281	204	- 27.4%	1,563	1,659	+ 6.1%
Closed Sales	292	215	- 26.4%	1,524	1,426	- 6.4%
Days on Market Until Sale	38	43	+ 13.2%	51	39	- 23.5%
Median Sales Price*	\$209,450	\$231,000	+ 10.3%	\$197,950	\$223,000	+ 12.7%
Average Sales Price*	\$227,365	\$258,306	+ 13.6%	\$213,815	\$237,356	+ 11.0%
Percent of List Price Received*	100.3%	100.7%	+ 0.4%	99.6%	100.3%	+ 0.7%
Inventory of Homes for Sale	769	462	- 39.9%	—	—	—
Months Supply of Inventory	3.4	2.0	- 41.2%	—	—	—

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

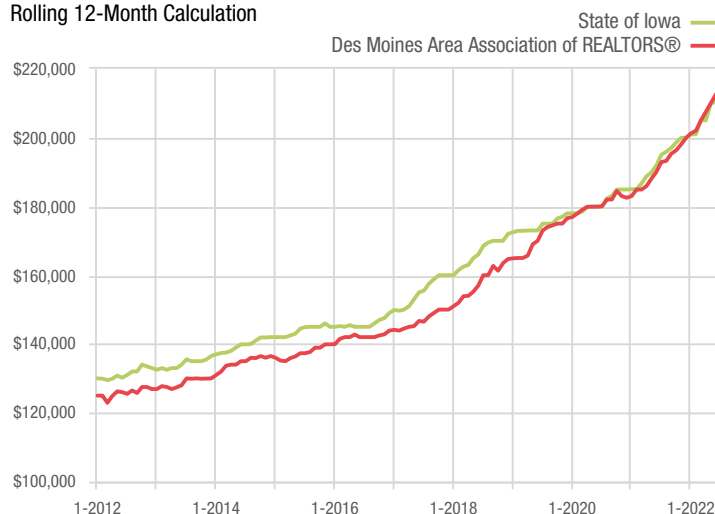
### Median Sales Price - Single-Family Detached

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.