

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

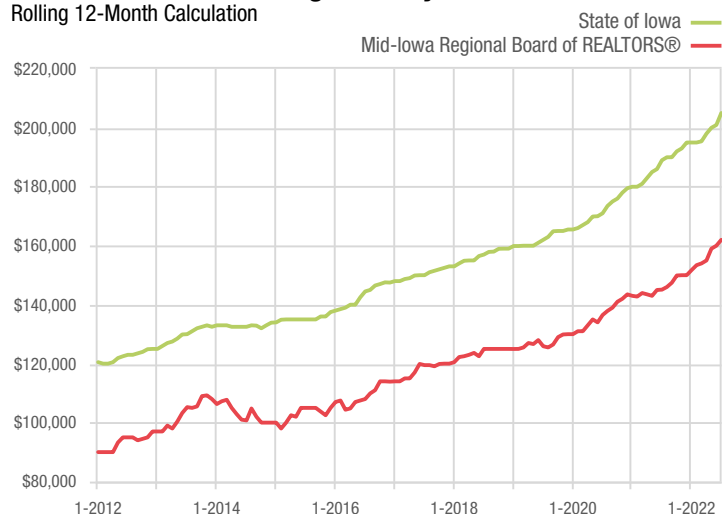
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	162	86	- 46.9%	940	923	- 1.8%
Pending Sales	152	78	- 48.7%	854	766	- 10.3%
Closed Sales	167	74	- 55.7%	741	684	- 7.7%
Days on Market Until Sale	29	22	- 24.1%	43	32	- 25.6%
Median Sales Price*	\$155,250	\$182,000	+ 17.2%	\$145,000	\$165,000	+ 13.8%
Average Sales Price*	\$172,431	\$213,877	+ 24.0%	\$167,854	\$189,909	+ 13.1%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	191	226	+ 18.3%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	3	4	+ 33.3%	44	27	- 38.6%
Pending Sales	5	3	- 40.0%	41	25	- 39.0%
Closed Sales	10	4	- 60.0%	38	24	- 36.8%
Days on Market Until Sale	48	112	+ 133.3%	59	88	+ 49.2%
Median Sales Price*	\$187,000	\$231,000	+ 23.5%	\$191,950	\$215,700	+ 12.4%
Average Sales Price*	\$192,820	\$225,475	+ 16.9%	\$190,141	\$181,413	- 4.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	99.6%	98.4%	- 1.2%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.8	2.0	- 28.6%	—	—	—

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

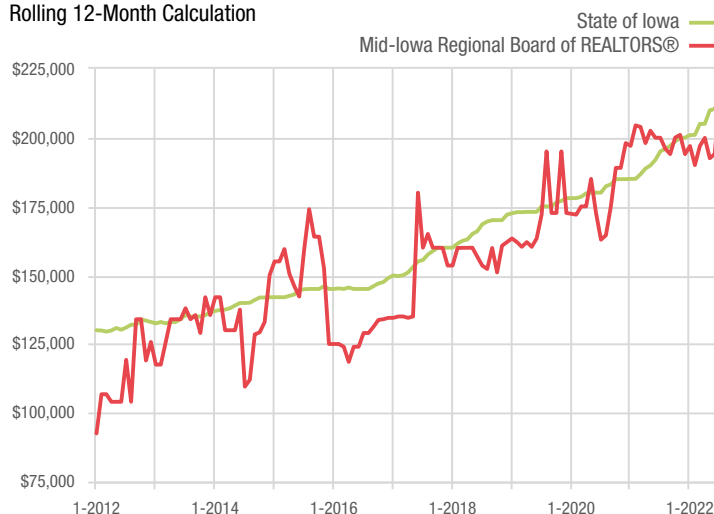
### Median Sales Price - Single-Family Detached

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.