

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

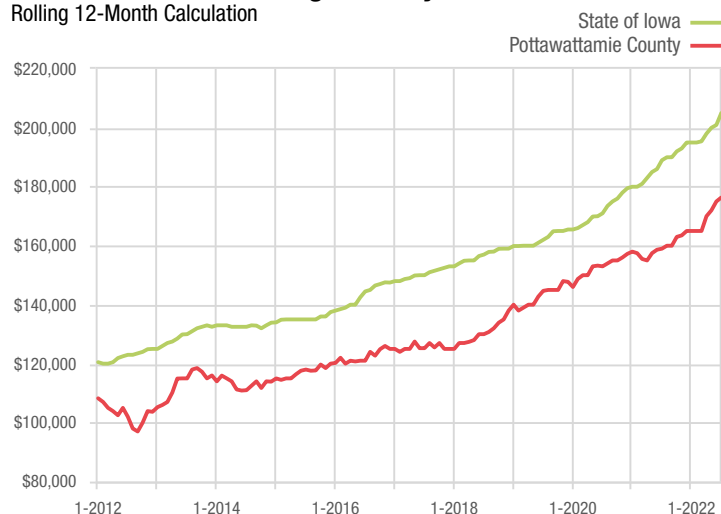
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	166	123	- 25.9%	894	832	- 6.9%
Pending Sales	128	99	- 22.7%	791	731	- 7.6%
Closed Sales	136	107	- 21.3%	740	676	- 8.6%
Days on Market Until Sale	17	7	- 58.8%	15	12	- 20.0%
Median Sales Price*	\$160,000	\$209,000	+ 30.6%	\$160,000	\$180,000	+ 12.5%
Average Sales Price*	\$192,529	\$252,866	+ 31.3%	\$197,125	\$223,846	+ 13.6%
Percent of List Price Received*	100.3%	100.5%	+ 0.2%	100.7%	100.7%	0.0%
Inventory of Homes for Sale	108	86	- 20.4%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	6	3	- 50.0%	43	24	- 44.2%
Pending Sales	5	4	- 20.0%	42	19	- 54.8%
Closed Sales	5	2	- 60.0%	32	18	- 43.8%
Days on Market Until Sale	66	7	- 89.4%	31	6	- 80.6%
Median Sales Price*	\$250,000	\$299,500	+ 19.8%	\$231,000	\$237,992	+ 3.0%
Average Sales Price*	\$270,100	\$299,500	+ 10.9%	\$236,990	\$246,111	+ 3.8%
Percent of List Price Received*	98.0%	100.2%	+ 2.2%	99.4%	101.9%	+ 2.5%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

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

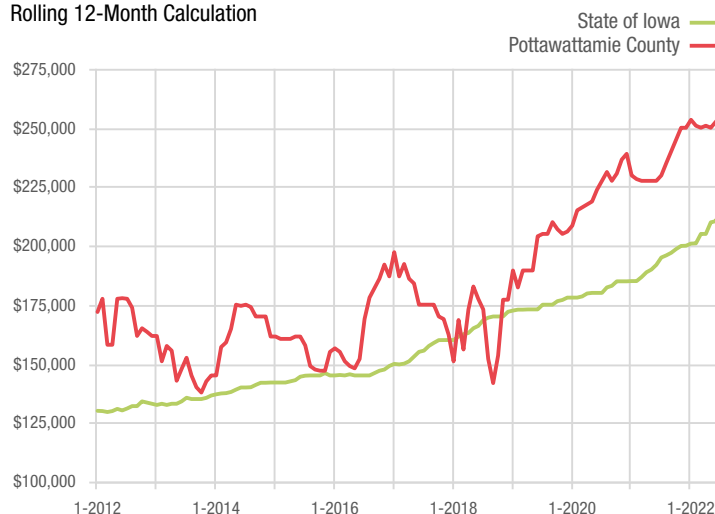
Median Sales Price - Single-Family Detached

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.