

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

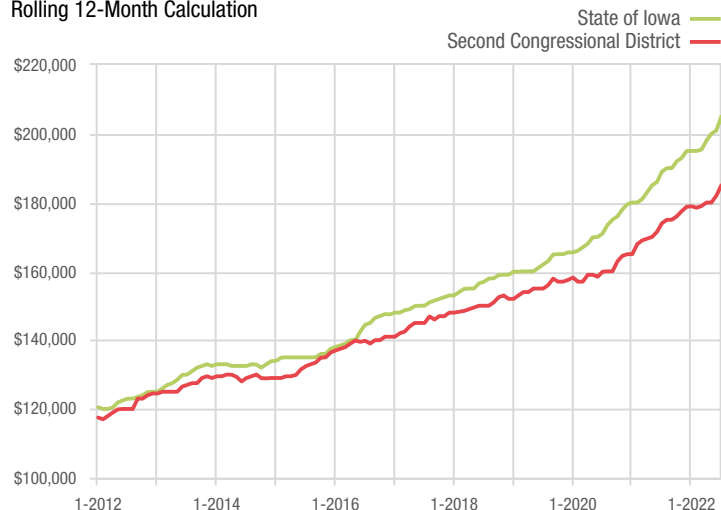
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1,189	763	- 35.8%	7,206	6,713	- 6.8%
Pending Sales	981	622	- 36.6%	6,177	5,786	- 6.3%
Closed Sales	1,062	660	- 37.9%	5,478	5,053	- 7.8%
Days on Market Until Sale	32	23	- 28.1%	44	35	- 20.5%
Median Sales Price*	\$190,050	\$244,000	+ 28.4%	\$179,995	\$194,000	+ 7.8%
Average Sales Price*	\$235,150	\$278,029	+ 18.2%	\$218,356	\$238,827	+ 9.4%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	1,760	1,644	- 6.6%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	145	119	- 17.9%	1,470	1,191	- 19.0%
Pending Sales	165	121	- 26.7%	1,192	1,029	- 13.7%
Closed Sales	195	172	- 11.8%	1,025	977	- 4.7%
Days on Market Until Sale	44	32	- 27.3%	55	45	- 18.2%
Median Sales Price*	\$219,900	\$250,000	+ 13.7%	\$210,000	\$242,000	+ 15.2%
Average Sales Price*	\$227,443	\$243,170	+ 6.9%	\$216,143	\$242,775	+ 12.3%
Percent of List Price Received*	99.9%	99.9%	0.0%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	374	329	- 12.0%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

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

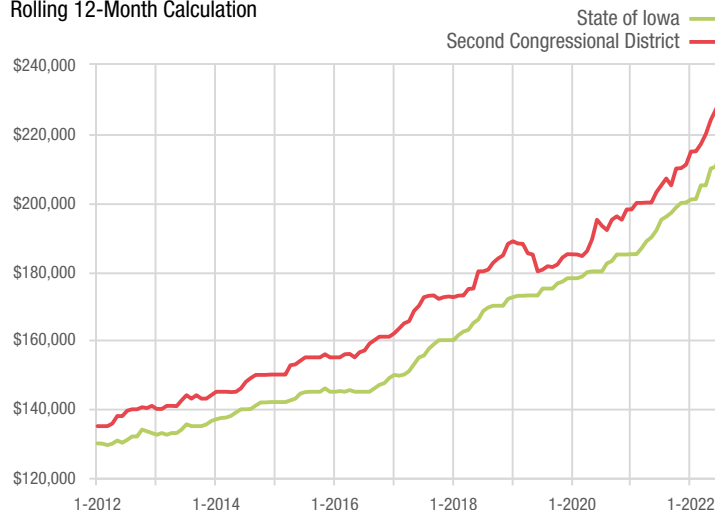
### Median Sales Price - Single-Family Detached

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.