

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

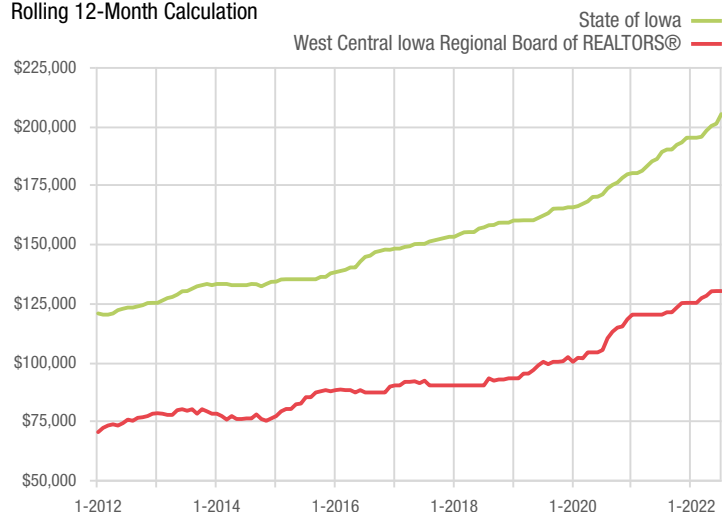
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	225	82	- 63.6%	1,280	1,108	- 13.4%
Pending Sales	188	56	- 70.2%	1,114	980	- 12.0%
Closed Sales	180	59	- 67.2%	992	882	- 11.1%
Days on Market Until Sale	41	20	- 51.2%	65	46	- 29.2%
Median Sales Price*	\$125,750	\$150,450	+ 19.6%	\$119,500	\$131,000	+ 9.6%
Average Sales Price*	\$168,524	\$214,801	+ 27.5%	\$150,149	\$166,191	+ 10.7%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	94.8%	95.9%	+ 1.2%
Inventory of Homes for Sale	402	313	- 22.1%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	0	- 100.0%	24	17	- 29.2%
Pending Sales	4	0	- 100.0%	22	14	- 36.4%
Closed Sales	3	0	- 100.0%	21	13	- 38.1%
Days on Market Until Sale	31	—	—	93	74	- 20.4%
Median Sales Price*	\$139,000	—	—	\$173,000	\$219,000	+ 26.6%
Average Sales Price*	\$187,967	—	—	\$194,857	\$280,808	+ 44.1%
Percent of List Price Received*	96.1%	—	—	95.8%	105.7%	+ 10.3%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

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

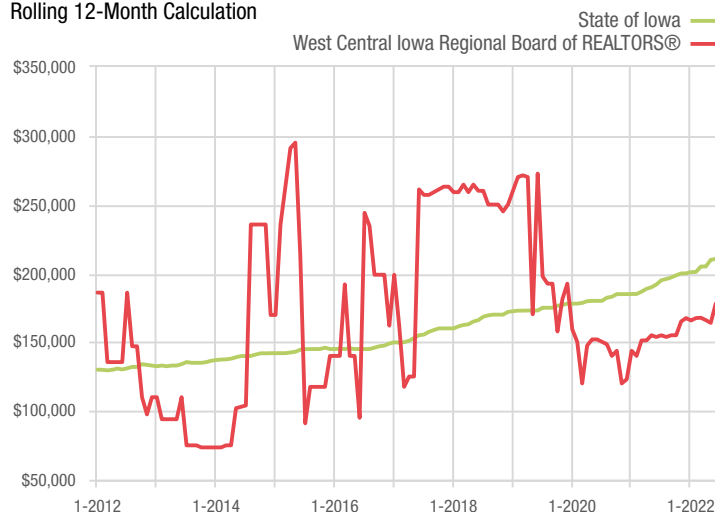
Median Sales Price - Single-Family Detached

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.