

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Benton County

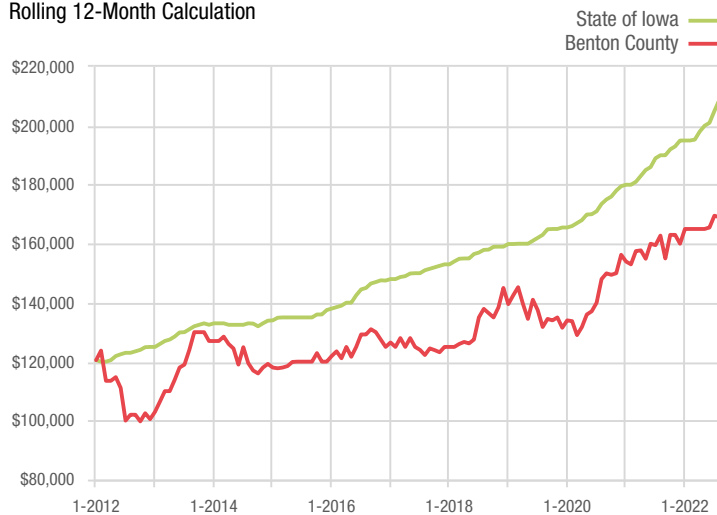
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	48	31	- 35.4%	246	273	+ 11.0%
Pending Sales	41	26	- 36.6%	229	226	- 1.3%
Closed Sales	35	28	- 20.0%	197	209	+ 6.1%
Days on Market Until Sale	42	31	- 26.2%	42	32	- 23.8%
Median Sales Price*	\$185,000	<b>\$173,950</b>	- 6.0%	\$163,000	<b>\$175,000</b>	+ 7.4%
Average Sales Price*	\$210,736	<b>\$197,068</b>	- 6.5%	\$183,322	<b>\$199,878</b>	+ 9.0%
Percent of List Price Received*	99.0%	<b>100.1%</b>	+ 1.1%	98.7%	<b>98.6%</b>	- 0.1%
Inventory of Homes for Sale	37	55	+ 48.6%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	17	8	- 52.9%
Pending Sales	2	1	- 50.0%	17	8	- 52.9%
Closed Sales	1	1	0.0%	12	7	- 41.7%
Days on Market Until Sale	—	4	—	65	204	+ 213.8%
Median Sales Price*	\$138,000	<b>\$63,000</b>	- 54.3%	\$224,950	<b>\$185,000</b>	- 17.8%
Average Sales Price*	\$138,000	<b>\$63,000</b>	- 54.3%	\$196,058	<b>\$154,571</b>	- 21.2%
Percent of List Price Received*	97.7%	<b>96.9%</b>	- 0.8%	100.4%	<b>97.6%</b>	- 2.8%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.2	2.5	+ 13.6%	—	—	—

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

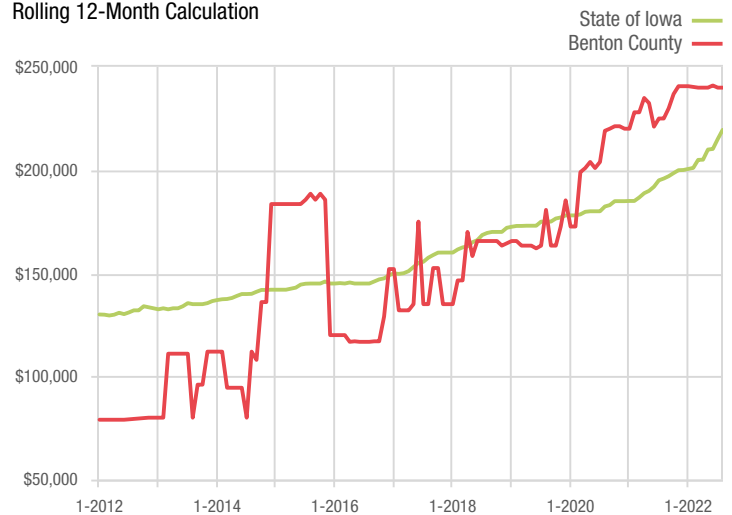
### Median Sales Price - Single-Family Detached

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.