

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

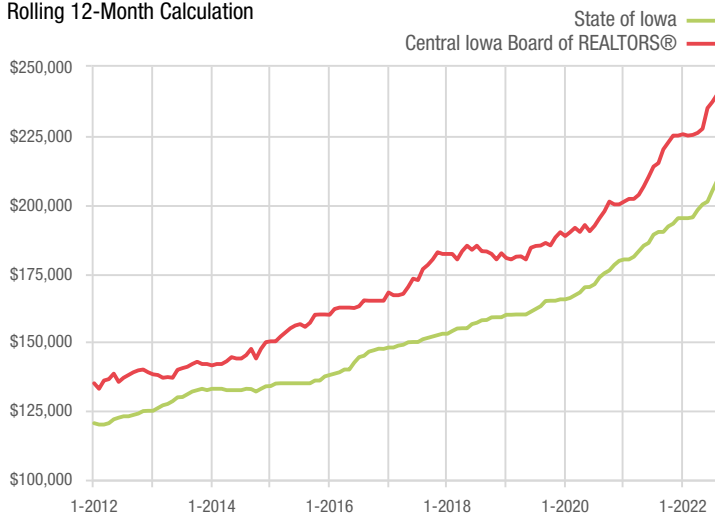
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	142	119	- 16.2%	1,198	1,107	- 7.6%
Pending Sales	118	121	+ 2.5%	1,047	1,054	+ 0.7%
Closed Sales	157	147	- 6.4%	1,012	954	- 5.7%
Days on Market Until Sale	23	25	+ 8.7%	30	30	0.0%
Median Sales Price*	\$230,000	\$251,000	+ 9.1%	\$222,000	\$242,500	+ 9.2%
Average Sales Price*	\$264,371	\$298,188	+ 12.8%	\$251,043	\$279,951	+ 11.5%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	99.9%	100.4%	+ 0.5%
Inventory of Homes for Sale	306	156	- 49.0%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	16	11	- 31.3%	122	115	- 5.7%
Pending Sales	11	9	- 18.2%	102	111	+ 8.8%
Closed Sales	20	17	- 15.0%	105	110	+ 4.8%
Days on Market Until Sale	18	21	+ 16.7%	48	44	- 8.3%
Median Sales Price*	\$174,900	\$147,000	- 16.0%	\$210,000	\$185,250	- 11.8%
Average Sales Price*	\$190,073	\$181,485	- 4.5%	\$216,109	\$205,824	- 4.8%
Percent of List Price Received*	101.6%	99.0%	- 2.6%	100.2%	99.2%	- 1.0%
Inventory of Homes for Sale	41	23	- 43.9%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

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

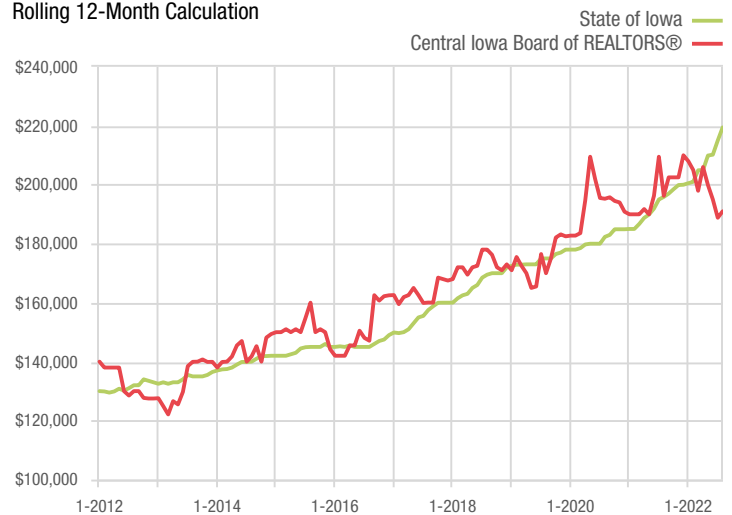
### Median Sales Price - Single-Family Detached

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.