

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

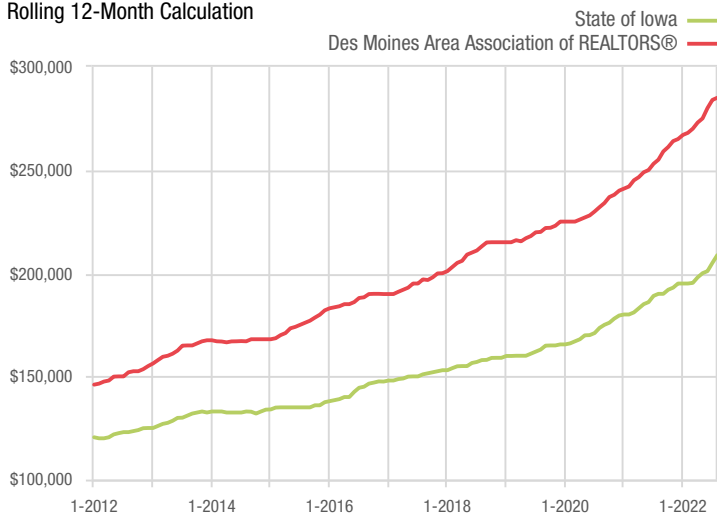
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1,326	<b>1,051</b>	- 20.7%	10,485	<b>9,536</b>	- 9.1%
Pending Sales	1,258	<b>995</b>	- 20.9%	8,927	<b>9,261</b>	+ 3.7%
Closed Sales	1,317	<b>1,089</b>	- 17.3%	8,813	<b>8,117</b>	- 7.9%
Days on Market Until Sale	26	<b>23</b>	- 11.5%	30	<b>30</b>	0.0%
Median Sales Price*	\$275,000	<b>\$291,145</b>	+ 5.9%	\$262,000	<b>\$291,443</b>	+ 11.2%
Average Sales Price*	\$304,794	<b>\$330,531</b>	+ 8.4%	\$287,818	<b>\$316,240</b>	+ 9.9%
Percent of List Price Received*	100.4%	<b>99.9%</b>	- 0.5%	100.3%	<b>100.3%</b>	0.0%
Inventory of Homes for Sale	3,567	<b>2,058</b>	- 42.3%	—	—	—
Months Supply of Inventory	3.2	<b>1.8</b>	- 43.8%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	216	<b>263</b>	+ 21.8%	2,025	<b>1,940</b>	- 4.2%
Pending Sales	249	<b>243</b>	- 2.4%	1,812	<b>1,899</b>	+ 4.8%
Closed Sales	254	<b>205</b>	- 19.3%	1,778	<b>1,640</b>	- 7.8%
Days on Market Until Sale	46	<b>29</b>	- 37.0%	51	<b>37</b>	- 27.5%
Median Sales Price*	\$198,900	<b>\$230,000</b>	+ 15.6%	\$197,950	<b>\$223,000</b>	+ 12.7%
Average Sales Price*	\$210,661	<b>\$251,218</b>	+ 19.3%	\$213,365	<b>\$238,963</b>	+ 12.0%
Percent of List Price Received*	100.2%	<b>99.2%</b>	- 1.0%	99.7%	<b>100.2%</b>	+ 0.5%
Inventory of Homes for Sale	716	<b>464</b>	- 35.2%	—	—	—
Months Supply of Inventory	3.2	<b>2.1</b>	- 34.4%	—	—	—

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

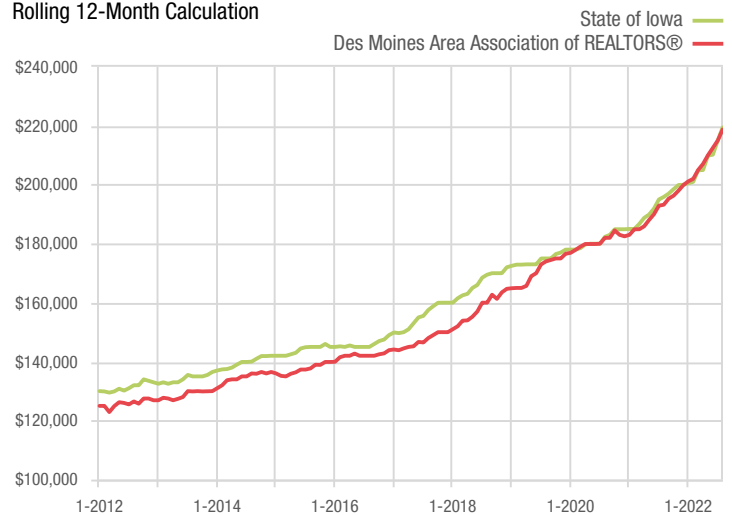
### Median Sales Price - Single-Family Detached

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.