

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

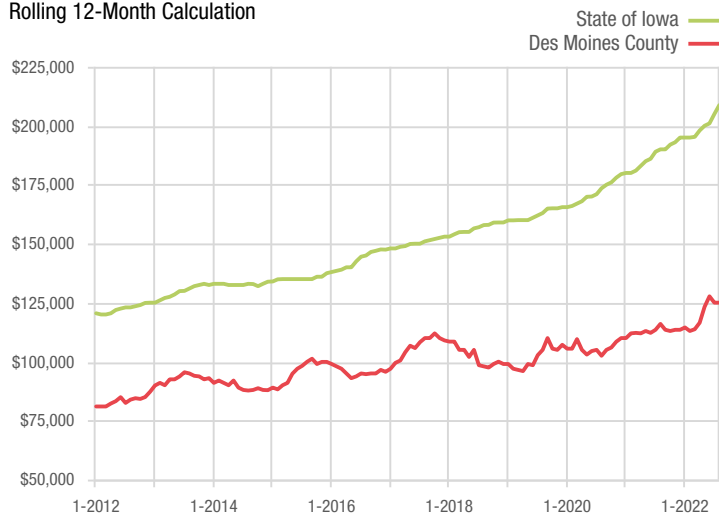
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	77	1	- 98.7%	537	343	- 36.1%
Pending Sales	56	0	- 100.0%	479	291	- 39.2%
Closed Sales	55	0	- 100.0%	439	276	- 37.1%
Days on Market Until Sale	70	—	—	68	53	- 22.1%
Median Sales Price*	\$134,000	—	—	\$113,750	\$132,650	+ 16.6%
Average Sales Price*	\$143,871	—	—	\$142,403	\$151,732	+ 6.6%
Percent of List Price Received*	97.0%	—	—	96.4%	96.4%	0.0%
Inventory of Homes for Sale	132	103	- 22.0%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	13	15	+ 15.4%
Pending Sales	1	0	- 100.0%	12	8	- 33.3%
Closed Sales	3	0	- 100.0%	13	9	- 30.8%
Days on Market Until Sale	137	—	—	137	29	- 78.8%
Median Sales Price*	\$264,500	—	—	\$210,000	\$272,400	+ 29.7%
Average Sales Price*	\$247,167	—	—	\$216,762	\$255,122	+ 17.7%
Percent of List Price Received*	94.9%	—	—	97.2%	96.9%	- 0.3%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

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

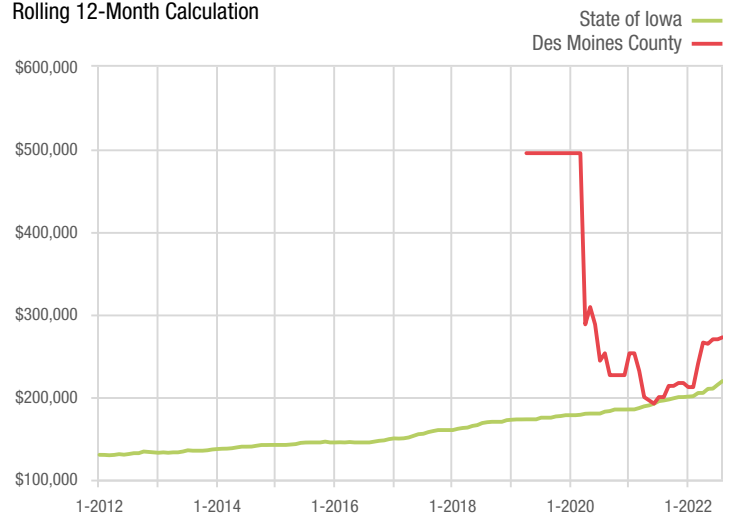
Median Sales Price - Single-Family Detached

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.