

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Iowa Great Lakes Board of REALTORS®

Includes Clay, Dickinson and Emmet Counties

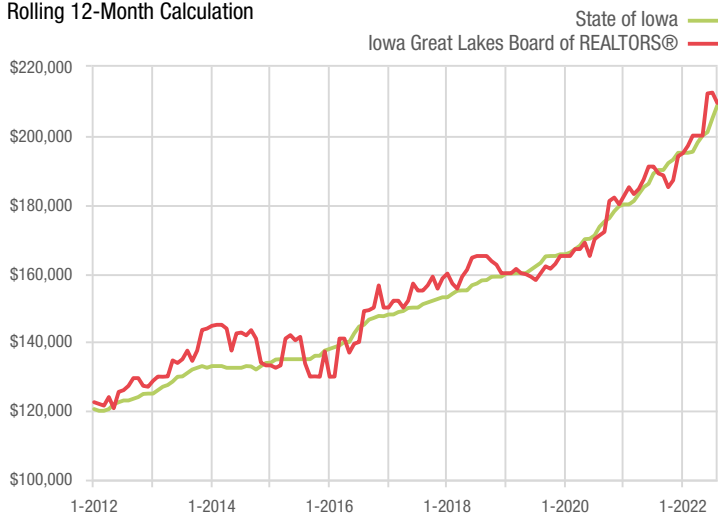
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	112	98	- 12.5%	731	690	- 5.6%
Pending Sales	86	61	- 29.1%	649	542	- 16.5%
Closed Sales	75	88	+ 17.3%	592	522	- 11.8%
Days on Market Until Sale	55	59	+ 7.3%	84	63	- 25.0%
Median Sales Price*	\$205,000	\$200,000	- 2.4%	\$187,000	\$215,000	+ 15.0%
Average Sales Price*	\$375,878	\$342,316	- 8.9%	\$284,948	\$322,337	+ 13.1%
Percent of List Price Received*	98.5%	97.9%	- 0.6%	97.0%	98.2%	+ 1.2%
Inventory of Homes for Sale	142	177	+ 24.6%	—	—	—
Months Supply of Inventory	1.8	2.6	+ 44.4%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	49	38	- 22.4%	169	108	- 36.1%
Pending Sales	23	14	- 39.1%	108	91	- 15.7%
Closed Sales	7	21	+ 200.0%	84	96	+ 14.3%
Days on Market Until Sale	123	189	+ 53.7%	100	156	+ 56.0%
Median Sales Price*	\$255,000	\$343,290	+ 34.6%	\$230,450	\$321,750	+ 39.6%
Average Sales Price*	\$216,071	\$346,570	+ 60.4%	\$266,184	\$364,004	+ 36.7%
Percent of List Price Received*	101.9%	103.4%	+ 1.5%	97.5%	101.7%	+ 4.3%
Inventory of Homes for Sale	47	51	+ 8.5%	—	—	—
Months Supply of Inventory	3.5	4.4	+ 25.7%	—	—	—

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

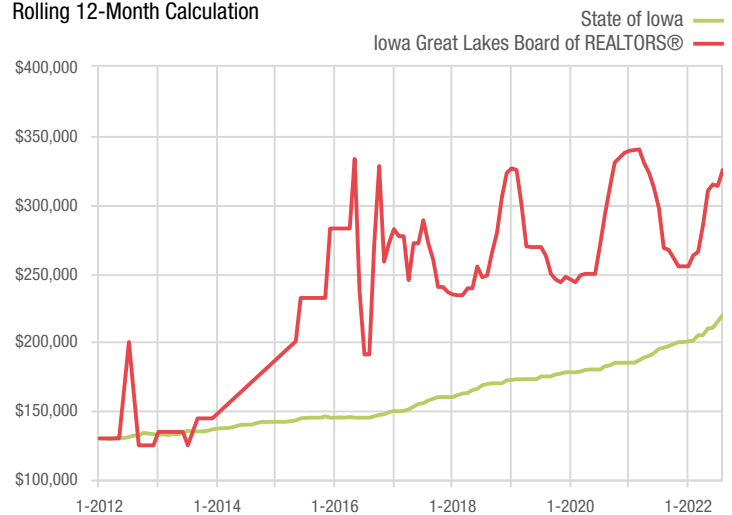
Median Sales Price - Single-Family Detached

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.