

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

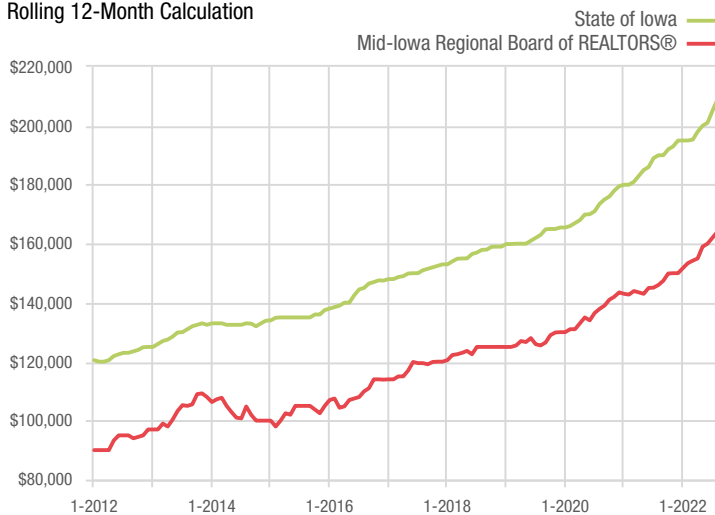
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	186	76	- 59.1%	1,126	1,003	- 10.9%
Pending Sales	139	67	- 51.8%	993	832	- 16.2%
Closed Sales	159	68	- 57.2%	900	760	- 15.6%
Days on Market Until Sale	35	29	- 17.1%	42	32	- 23.8%
Median Sales Price*	\$158,000	\$174,000	+ 10.1%	\$145,500	\$166,000	+ 14.1%
Average Sales Price*	\$189,937	\$196,266	+ 3.3%	\$171,759	\$190,088	+ 10.7%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	226	228	+ 0.9%	—	—	—
Months Supply of Inventory	1.9	2.1	+ 10.5%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	5	+ 25.0%	48	32	- 33.3%
Pending Sales	4	3	- 25.0%	45	28	- 37.8%
Closed Sales	5	1	- 80.0%	43	25	- 41.9%
Days on Market Until Sale	22	4	- 81.8%	55	84	+ 52.7%
Median Sales Price*	\$192,500	\$63,000	- 67.3%	\$192,500	\$212,400	+ 10.3%
Average Sales Price*	\$189,780	\$63,000	- 66.8%	\$190,099	\$176,676	- 7.1%
Percent of List Price Received*	98.6%	96.9%	- 1.7%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

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

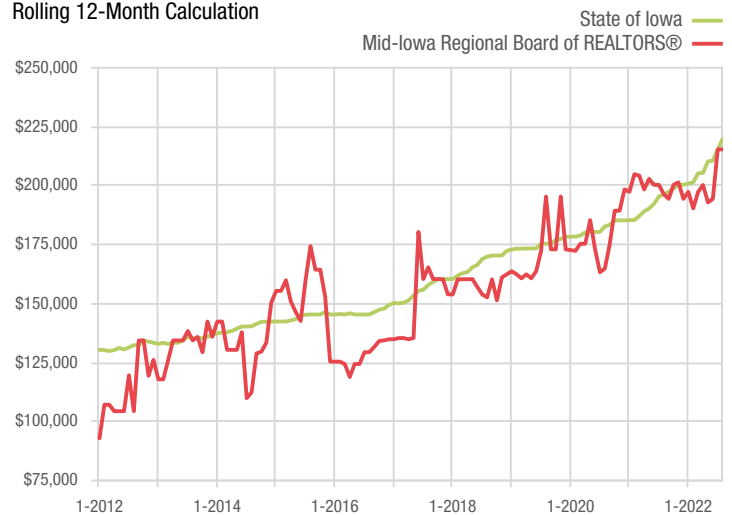
Median Sales Price - Single-Family Detached

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.