

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

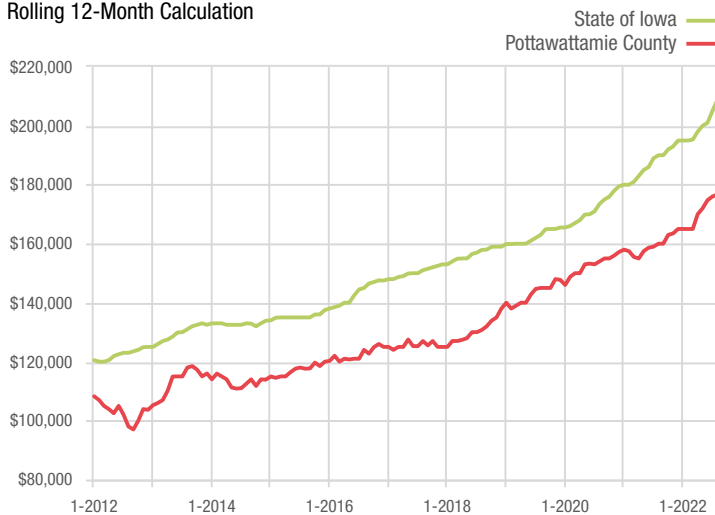
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	146	106	- 27.4%	1,040	939	- 9.7%
Pending Sales	140	69	- 50.7%	931	823	- 11.6%
Closed Sales	111	114	+ 2.7%	851	796	- 6.5%
Days on Market Until Sale	8	10	+ 25.0%	14	12	- 14.3%
Median Sales Price*	\$190,000	\$188,700	- 0.7%	\$162,375	\$180,000	+ 10.9%
Average Sales Price*	\$232,608	\$229,659	- 1.3%	\$201,759	\$224,464	+ 11.3%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	100.7%	100.7%	0.0%
Inventory of Homes for Sale	97	85	- 12.4%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	3	- 25.0%	47	27	- 42.6%
Pending Sales	4	2	- 50.0%	46	21	- 54.3%
Closed Sales	5	3	- 40.0%	37	21	- 43.2%
Days on Market Until Sale	10	56	+ 460.0%	29	13	- 55.2%
Median Sales Price*	\$262,500	\$384,000	+ 46.3%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$285,500	\$352,236	+ 23.4%	\$243,545	\$261,272	+ 7.3%
Percent of List Price Received*	99.2%	101.8%	+ 2.6%	99.4%	101.9%	+ 2.5%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

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

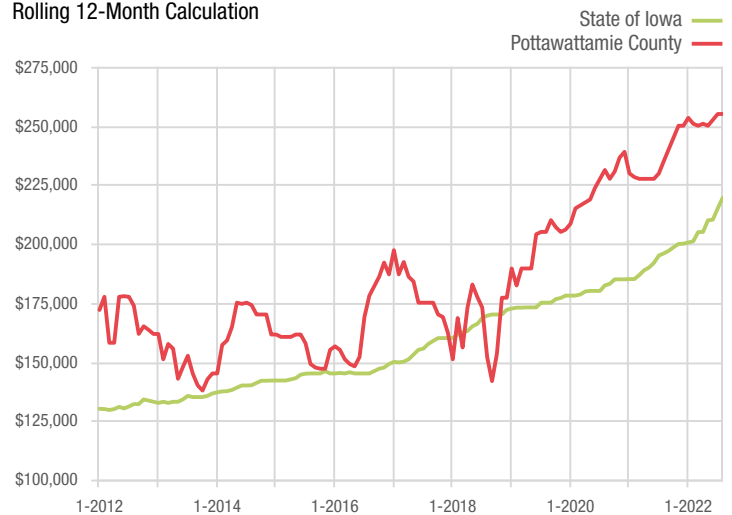
Median Sales Price - Single-Family Detached

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.