

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

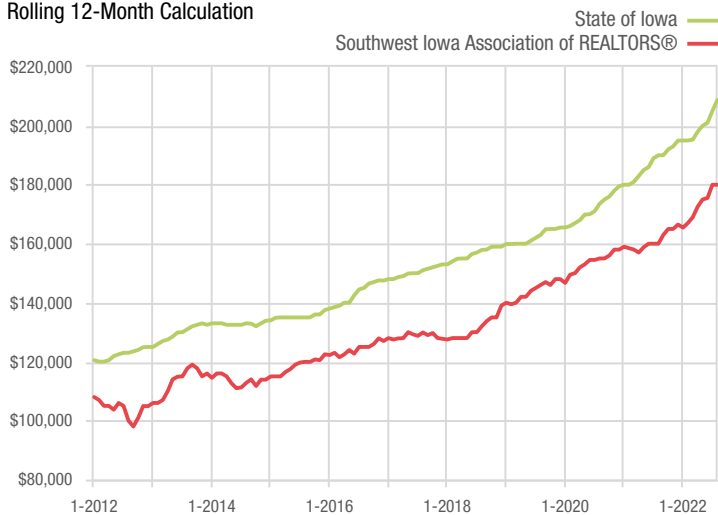
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	161	<b>118</b>	- 26.7%	1,133	<b>1,047</b>	- 7.6%
Pending Sales	154	<b>76</b>	- 50.6%	1,014	<b>905</b>	- 10.7%
Closed Sales	119	<b>124</b>	+ 4.2%	930	<b>872</b>	- 6.2%
Days on Market Until Sale	8	<b>11</b>	+ 37.5%	15	<b>12</b>	- 20.0%
Median Sales Price*	\$187,000	<b>\$186,250</b>	- 0.4%	\$163,000	<b>\$185,000</b>	+ 13.5%
Average Sales Price*	\$230,348	<b>\$236,977</b>	+ 2.9%	\$204,283	<b>\$230,636</b>	+ 12.9%
Percent of List Price Received*	100.5%	<b>100.1%</b>	- 0.4%	100.7%	<b>100.6%</b>	- 0.1%
Inventory of Homes for Sale	110	<b>103</b>	- 6.4%	—	—	—
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	<b>4</b>	- 20.0%	60	<b>28</b>	- 53.3%
Pending Sales	4	<b>2</b>	- 50.0%	50	<b>21</b>	- 58.0%
Closed Sales	6	<b>3</b>	- 50.0%	41	<b>21</b>	- 48.8%
Days on Market Until Sale	13	<b>56</b>	+ 330.8%	32	<b>13</b>	- 59.4%
Median Sales Price*	\$241,250	<b>\$384,000</b>	+ 59.2%	\$244,000	<b>\$250,000</b>	+ 2.5%
Average Sales Price*	\$257,917	<b>\$352,236</b>	+ 36.6%	\$241,590	<b>\$261,272</b>	+ 8.1%
Percent of List Price Received*	100.1%	<b>101.8%</b>	+ 1.7%	99.5%	<b>101.9%</b>	+ 2.4%
Inventory of Homes for Sale	6	<b>7</b>	+ 16.7%	—	—	—
Months Supply of Inventory	1.0	<b>2.2</b>	+ 120.0%	—	—	—

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

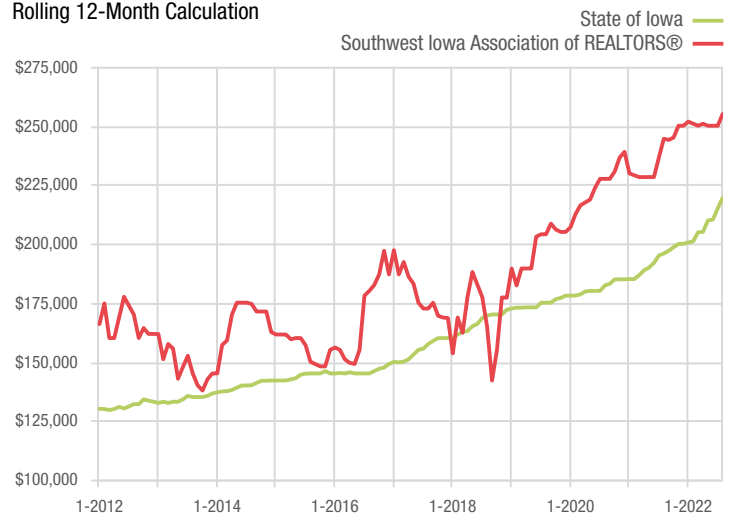
### Median Sales Price - Single-Family Detached

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.