

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

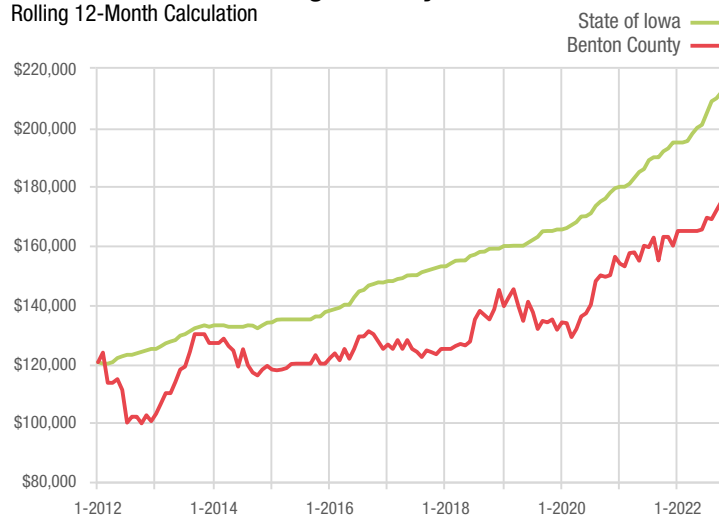
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	30	24	- 20.0%	321	335	+ 4.4%
Pending Sales	32	22	- 31.3%	288	271	- 5.9%
Closed Sales	33	28	- 15.2%	262	268	+ 2.3%
Days on Market Until Sale	26	31	+ 19.2%	39	32	- 17.9%
Median Sales Price*	\$167,000	\$160,000	- 4.2%	\$155,000	\$175,000	+ 12.9%
Average Sales Price*	\$174,532	\$189,818	+ 8.8%	\$179,193	\$199,521	+ 11.3%
Percent of List Price Received*	93.0%	95.1%	+ 2.3%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	51	60	+ 17.6%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	1	—	20	10	- 50.0%
Pending Sales	0	0	0.0%	20	9	- 55.0%
Closed Sales	4	0	- 100.0%	18	8	- 55.6%
Days on Market Until Sale	40	—	—	55	188	+ 241.8%
Median Sales Price*	\$251,520	—	—	\$238,350	\$125,750	- 47.2%
Average Sales Price*	\$251,689	—	—	\$212,025	\$141,500	- 33.3%
Percent of List Price Received*	101.8%	—	—	100.5%	96.8%	- 3.7%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	2.3	3.9	+ 69.6%	—	—	—

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

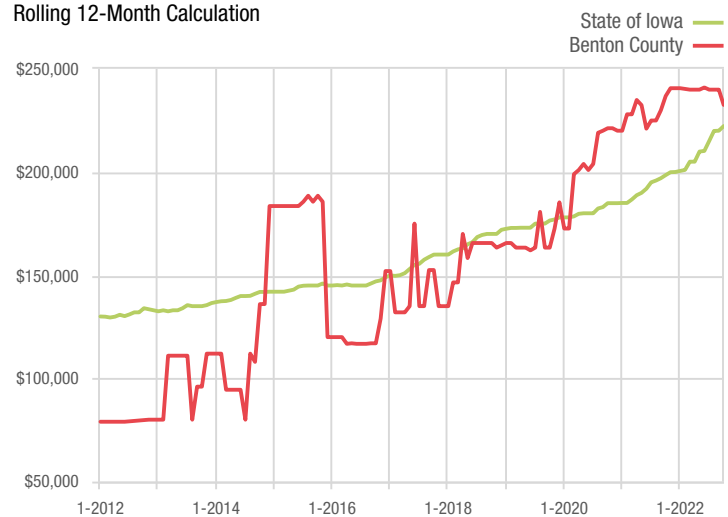
Median Sales Price - Single-Family Detached

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.