

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

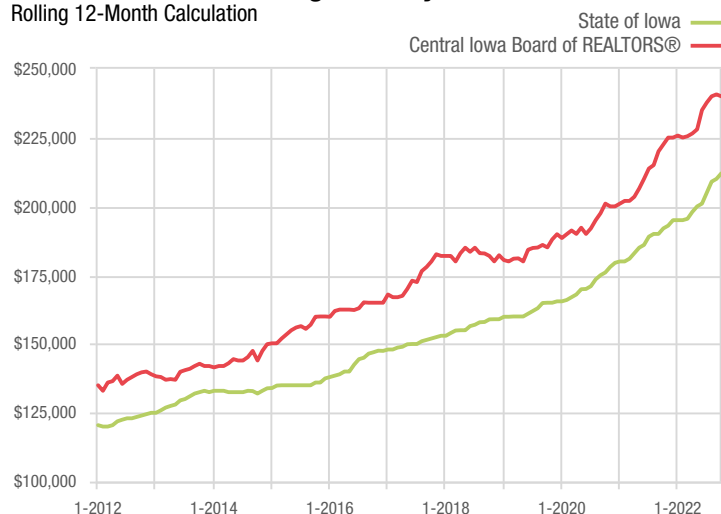
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	133	114	- 14.3%	1,488	1,317	- 11.5%
Pending Sales	130	81	- 37.7%	1,300	1,212	- 6.8%
Closed Sales	140	99	- 29.3%	1,263	1,167	- 7.6%
Days on Market Until Sale	30	27	- 10.0%	30	29	- 3.3%
Median Sales Price*	\$247,500	\$234,000	- 5.5%	\$225,750	\$245,000	+ 8.5%
Average Sales Price*	\$288,451	\$303,808	+ 5.3%	\$256,219	\$284,573	+ 11.1%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.8%	100.1%	+ 0.3%
Inventory of Homes for Sale	317	182	- 42.6%	—	—	—
Months Supply of Inventory	2.5	1.5	- 40.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	17	10	- 41.2%	160	146	- 8.8%
Pending Sales	12	11	- 8.3%	134	133	- 0.7%
Closed Sales	16	9	- 43.8%	131	128	- 2.3%
Days on Market Until Sale	47	25	- 46.8%	49	42	- 14.3%
Median Sales Price*	\$189,500	\$200,000	+ 5.5%	\$210,000	\$187,050	- 10.9%
Average Sales Price*	\$194,713	\$232,094	+ 19.2%	\$213,771	\$206,353	- 3.5%
Percent of List Price Received*	98.7%	97.4%	- 1.3%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	39	28	- 28.2%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

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

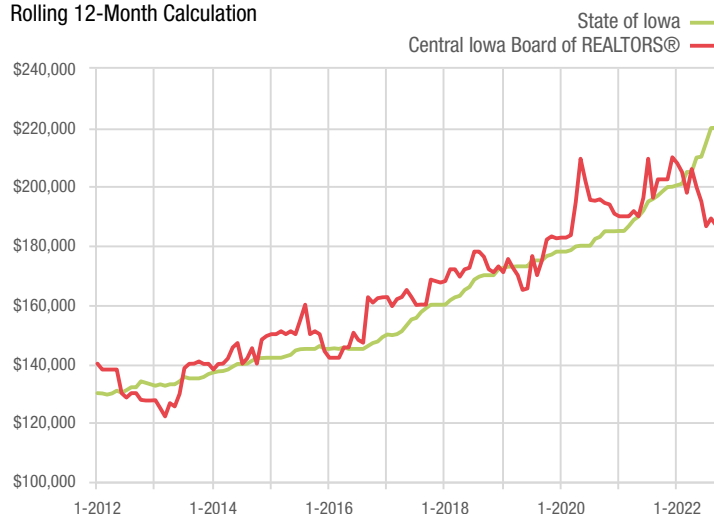
Median Sales Price - Single-Family Detached

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.