

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

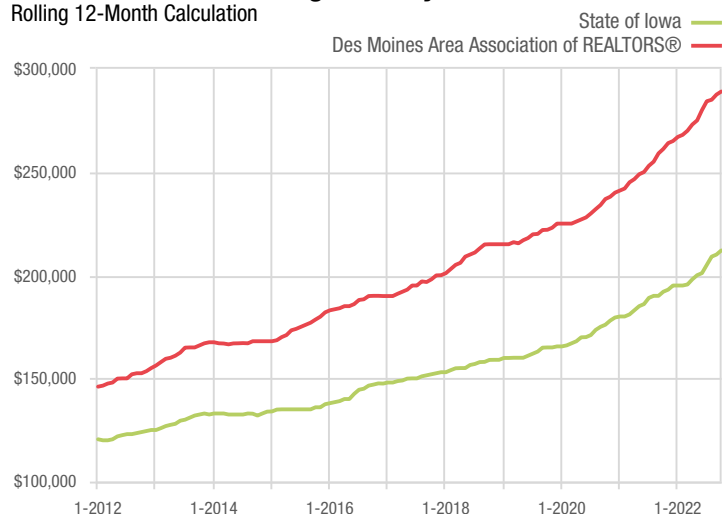
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1,202	980	- 18.5%	12,854	11,582	- 9.9%
Pending Sales	1,195	693	- 42.0%	11,293	10,709	- 5.2%
Closed Sales	1,215	763	- 37.2%	11,213	9,896	- 11.7%
Days on Market Until Sale	26	33	+ 26.9%	29	31	+ 6.9%
Median Sales Price*	\$275,000	\$288,495	+ 4.9%	\$265,000	\$292,324	+ 10.3%
Average Sales Price*	\$299,432	\$324,922	+ 8.5%	\$290,635	\$318,805	+ 9.7%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	3,328	2,316	- 30.4%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	235	183	- 22.1%	2,500	2,347	- 6.1%
Pending Sales	193	132	- 31.6%	2,234	2,196	- 1.7%
Closed Sales	193	191	- 1.0%	2,198	2,078	- 5.5%
Days on Market Until Sale	36	36	0.0%	49	37	- 24.5%
Median Sales Price*	\$200,000	\$229,000	+ 14.5%	\$199,500	\$225,000	+ 12.8%
Average Sales Price*	\$214,765	\$261,718	+ 21.9%	\$214,763	\$243,971	+ 13.6%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	99.6%	100.1%	+ 0.5%
Inventory of Homes for Sale	677	525	- 22.5%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

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

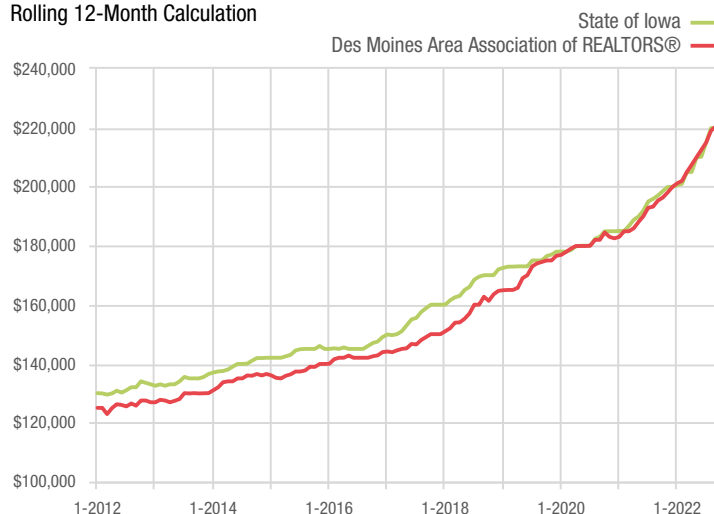
Median Sales Price - Single-Family Detached

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.