

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

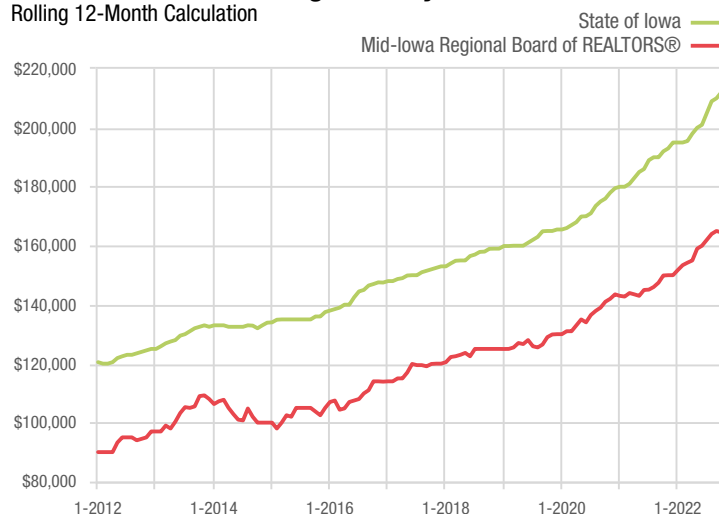
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	139	69	- 50.4%	1,430	1,172	- 18.0%
Pending Sales	137	60	- 56.2%	1,260	955	- 24.2%
Closed Sales	147	68	- 53.7%	1,170	905	- 22.6%
Days on Market Until Sale	29	34	+ 17.2%	39	32	- 17.9%
Median Sales Price*	\$170,000	\$174,900	+ 2.9%	\$149,950	\$165,500	+ 10.4%
Average Sales Price*	\$189,325	\$202,588	+ 7.0%	\$173,795	\$191,577	+ 10.2%
Percent of List Price Received*	95.7%	95.7%	0.0%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	233	245	+ 5.2%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	4	4	0.0%	60	38	- 36.7%
Pending Sales	5	0	- 100.0%	57	31	- 45.6%
Closed Sales	7	0	- 100.0%	54	29	- 46.3%
Days on Market Until Sale	35	—	—	52	77	+ 48.1%
Median Sales Price*	\$239,900	—	—	\$196,950	\$190,000	- 3.5%
Average Sales Price*	\$222,394	—	—	\$195,111	\$172,772	- 11.4%
Percent of List Price Received*	100.1%	—	—	99.5%	97.7%	- 1.8%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	2.6	3.6	+ 38.5%	—	—	—

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

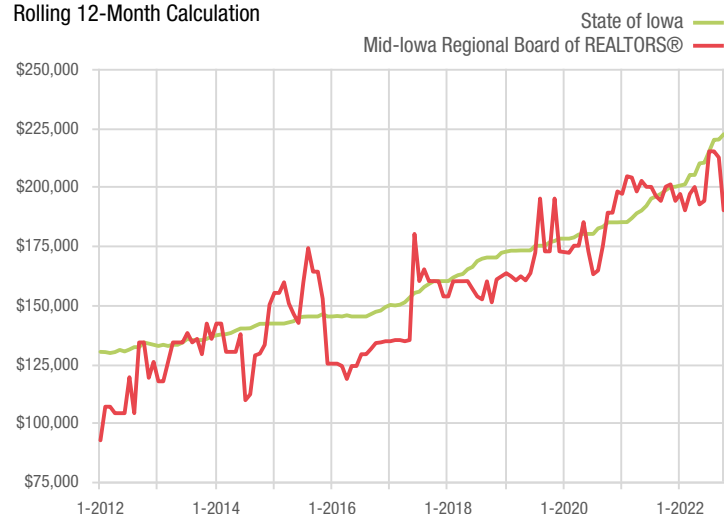
Median Sales Price - Single-Family Detached

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.