

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

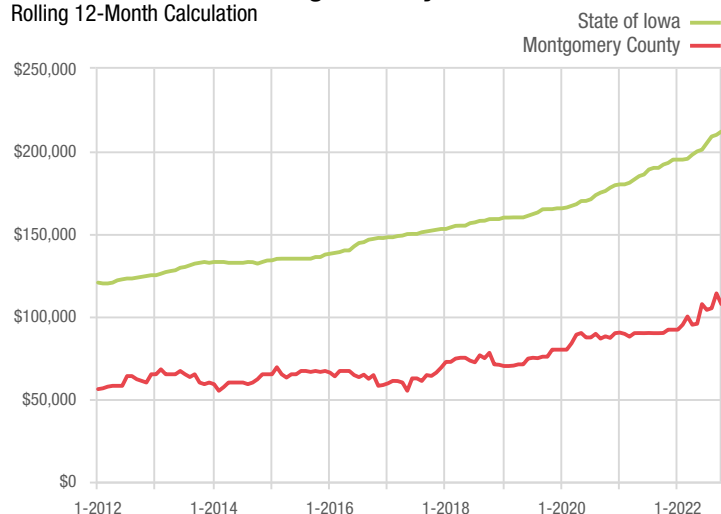
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	12	2	- 83.3%	111	85	- 23.4%
Pending Sales	17	1	- 94.1%	104	73	- 29.8%
Closed Sales	10	0	- 100.0%	92	74	- 19.6%
Days on Market Until Sale	56	—	—	64	34	- 46.9%
Median Sales Price*	\$140,250	—	—	\$90,500	\$105,000	+ 16.0%
Average Sales Price*	\$129,665	—	—	\$109,023	\$122,982	+ 12.8%
Percent of List Price Received*	98.2%	—	—	94.4%	95.2%	+ 0.8%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	1.7	2.2	+ 29.4%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	5	54	+ 980.0%
Median Sales Price*	—	—	—	\$225,550	\$72,000	- 68.1%
Average Sales Price*	—	—	—	\$225,550	\$72,000	- 68.1%
Percent of List Price Received*	—	—	—	97.1%	85.8%	- 11.6%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

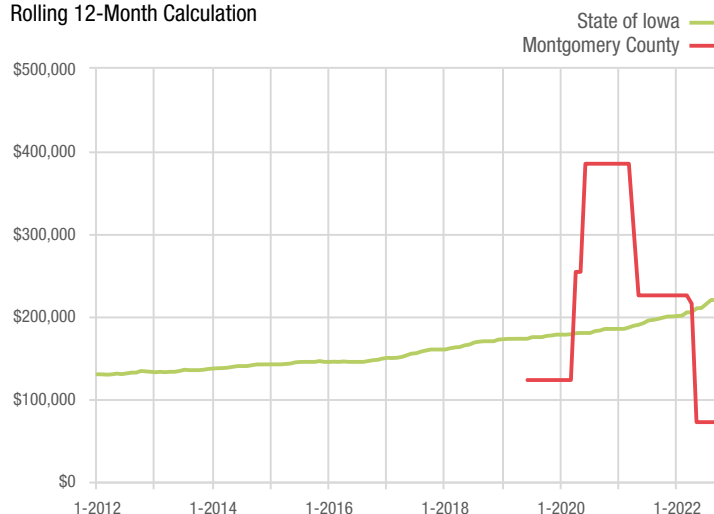
Median Sales Price - Single-Family Detached

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.