

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

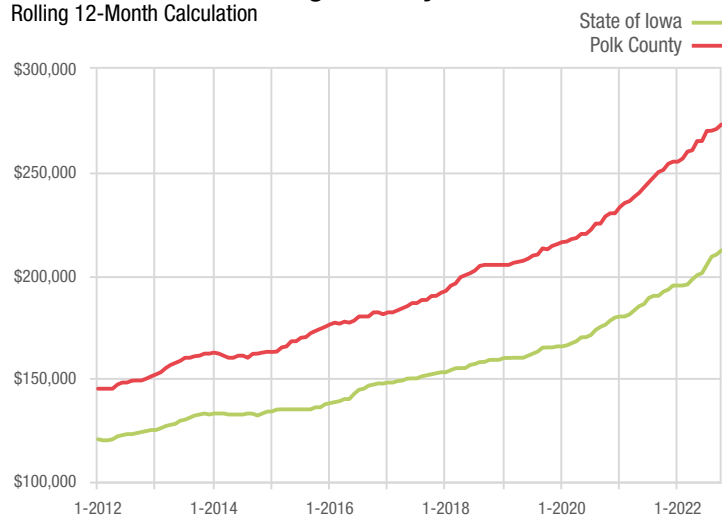
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	772	618	- 19.9%	8,487	7,477	- 11.9%
Pending Sales	801	467	- 41.7%	7,566	7,016	- 7.3%
Closed Sales	807	493	- 38.9%	7,503	6,458	- 13.9%
Days on Market Until Sale	24	27	+ 12.5%	26	28	+ 7.7%
Median Sales Price*	\$264,570	\$277,850	+ 5.0%	\$255,000	\$276,000	+ 8.2%
Average Sales Price*	\$287,151	\$313,714	+ 9.3%	\$275,876	\$301,659	+ 9.3%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	100.3%	100.3%	0.0%
Inventory of Homes for Sale	1,991	1,308	- 34.3%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	119	111	- 6.7%	1,602	1,528	- 4.6%
Pending Sales	127	90	- 29.1%	1,470	1,439	- 2.1%
Closed Sales	126	122	- 3.2%	1,447	1,323	- 8.6%
Days on Market Until Sale	36	36	0.0%	45	38	- 15.6%
Median Sales Price*	\$187,000	\$211,000	+ 12.8%	\$189,900	\$215,000	+ 13.2%
Average Sales Price*	\$208,959	\$262,477	+ 25.6%	\$208,816	\$238,148	+ 14.0%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.6%	100.1%	+ 0.5%
Inventory of Homes for Sale	426	323	- 24.2%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

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

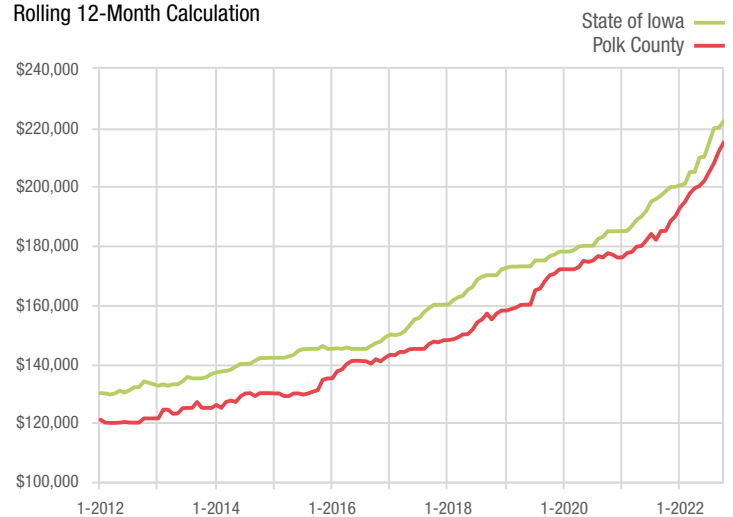
Median Sales Price - Single-Family Detached

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.