

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

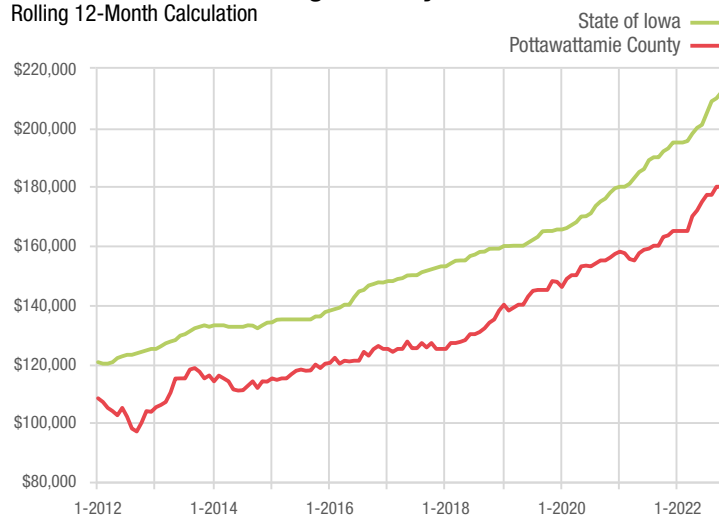
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	129	112	- 13.2%	1,307	1,156	- 11.6%
Pending Sales	111	67	- 39.6%	1,169	1,005	- 14.0%
Closed Sales	128	89	- 30.5%	1,127	989	- 12.2%
Days on Market Until Sale	15	9	- 40.0%	14	12	- 14.3%
Median Sales Price*	\$170,000	\$180,000	+ 5.9%	\$165,000	\$184,000	+ 11.5%
Average Sales Price*	\$204,323	\$205,899	+ 0.8%	\$202,166	\$226,547	+ 12.1%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	89	98	+ 10.1%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	3	1	- 66.7%	53	28	- 47.2%
Pending Sales	3	0	- 100.0%	55	22	- 60.0%
Closed Sales	9	0	- 100.0%	53	23	- 56.6%
Days on Market Until Sale	21	—	—	30	12	- 60.0%
Median Sales Price*	\$255,000	—	—	\$240,000	\$255,000	+ 6.3%
Average Sales Price*	\$232,000	—	—	\$240,432	\$266,596	+ 10.9%
Percent of List Price Received*	101.6%	—	—	99.7%	101.3%	+ 1.6%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.4	2.3	+ 475.0%	—	—	—

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

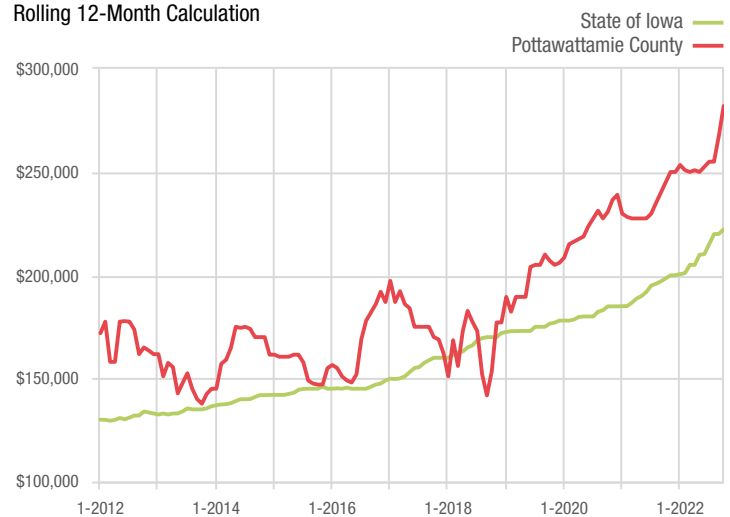
Median Sales Price - Single-Family Detached

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.