Local Market Update – October 2022
A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of REALTORS®

Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties
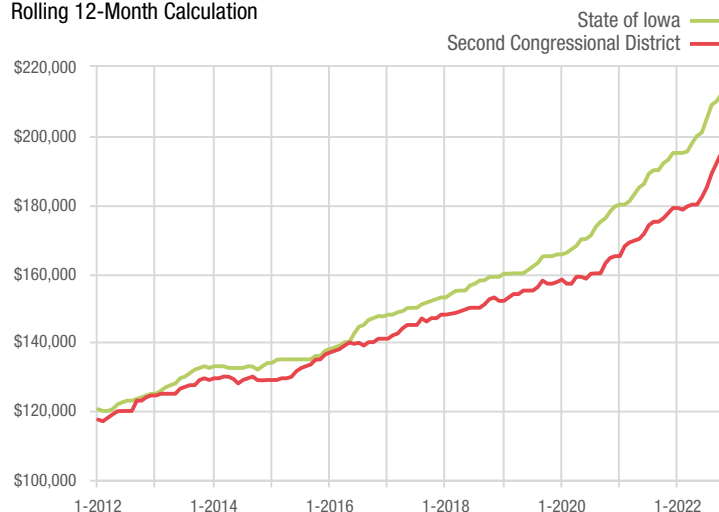
Single-Family Detached

Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1,027	569	- 44.6%	10,453	8,712	- 16.7%
Pending Sales	909	446	- 50.9%	8,909	7,415	- 16.8%
Closed Sales	867	524	- 39.6%	8,216	6,867	- 16.4%
Days on Market Until Sale	33	31	- 6.1%	41	33	- 19.5%
Median Sales Price*	$175,000	$219,000	+ 25.1%	$179,945	$200,000	+ 11.1%
Average Sales Price*	$219,212	$259,645	+ 18.4%	$218,542	$246,114	+ 12.6%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	1,832	1,720	- 6.1%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	167	110	- 34.1%	1,909	1,609	- 15.7%
Pending Sales	119	87	- 26.9%	1,549	1,339	- 13.6%
Closed Sales	115	91	- 20.9%	1,493	1,353	- 9.4%
Days on Market Until Sale	61	40	- 34.4%	53	45	- 15.1%
Median Sales Price*	$215,750	$250,000	+ 15.9%	$210,000	$239,900	+ 14.2%
Average Sales Price*	$230,040	$244,161	+ 6.1%	$219,039	$241,780	+ 10.4%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	363	366	+ 0.8%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

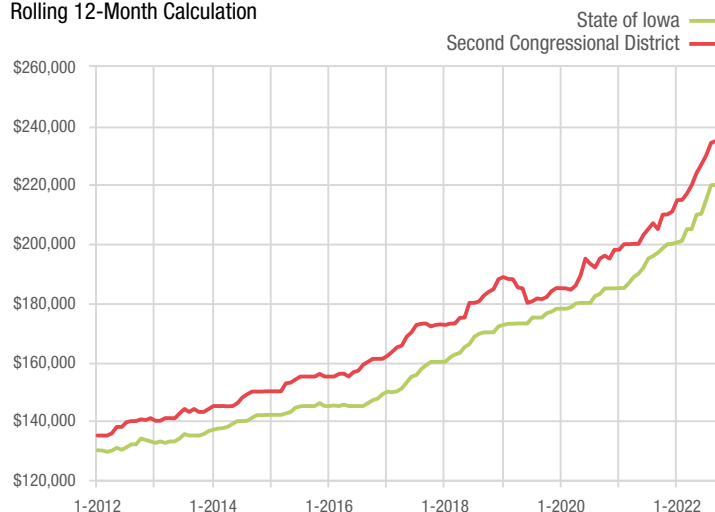* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

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.