Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS**®

Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties
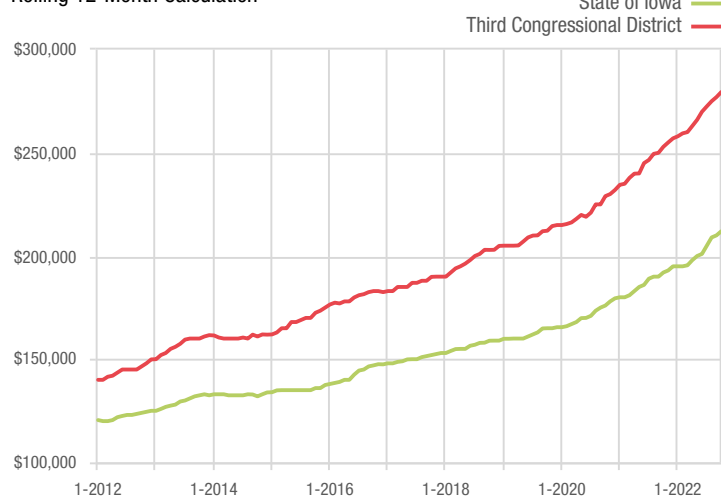
Single-Family Detached

Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1,349	1,097	- 18.7%	14,441	12,811	- 11.3%
Pending Sales	1,313	766	- 41.7%	12,746	11,661	- 8.5%
Closed Sales	1,357	843	- 37.9%	12,569	10,835	- 13.8%
Days on Market Until Sale	27	31	+ 14.8%	30	30	0.0%
Median Sales Price*	$265,000	$279,000	+ 5.3%	$255,900	$284,900	+ 11.3%
Average Sales Price*	$288,726	$318,969	+ 10.5%	$280,297	$311,886	+ 11.3%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	3,446	2,534	- 26.5%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

Townhouse-Condo

Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	241	181	- 24.9%	2,587	2,393	- 7.5%
Pending Sales	203	134	- 34.0%	2,313	2,233	- 3.5%
Closed Sales	208	193	- 7.2%	2,274	2,110	- 7.2%
Days on Market Until Sale	35	36	+ 2.9%	49	37	- 24.5%
Median Sales Price*	$202,350	$229,000	+ 13.2%	$199,999	$226,000	+ 13.0%
Average Sales Price*	$218,565	$263,167	+ 20.4%	$216,436	$245,547	+ 13.5%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.7%	100.2%	+ 0.5%
Inventory of Homes for Sale	673	532	- 21.0%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

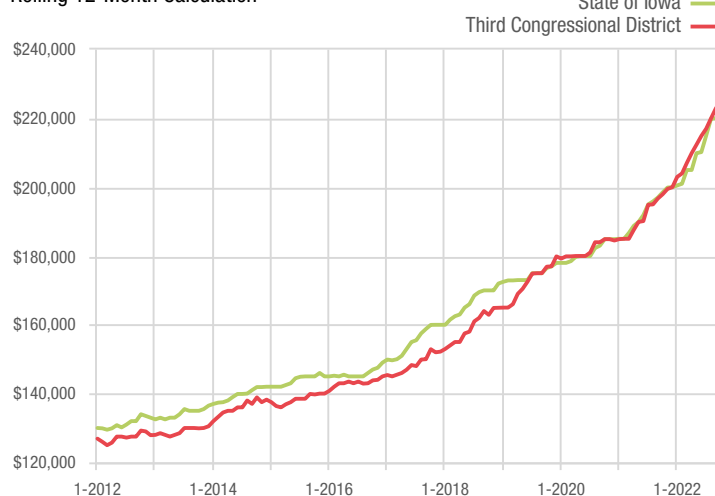* Does not account for seller concessions; % Change may be extreme due to small sample size.

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

State of Iowa —
Third Congressional District —

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

State of Iowa —
Third 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.