

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

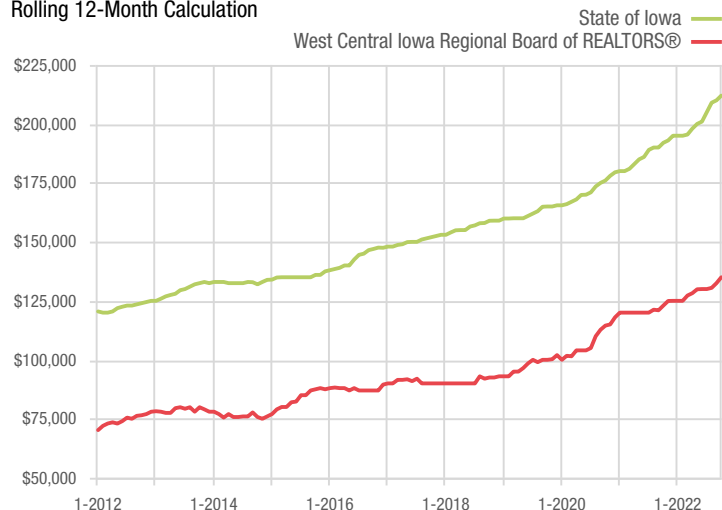
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	186	51	- 72.6%	1,867	1,303	- 30.2%
Pending Sales	177	39	- 78.0%	1,632	1,129	- 30.8%
Closed Sales	176	47	- 73.3%	1,547	1,063	- 31.3%
Days on Market Until Sale	44	53	+ 20.5%	58	44	- 24.1%
Median Sales Price*	\$125,000	\$173,000	+ 38.4%	\$124,000	\$137,750	+ 11.1%
Average Sales Price*	\$161,636	\$220,179	+ 36.2%	\$156,260	\$180,794	+ 15.7%
Percent of List Price Received*	94.3%	97.4%	+ 3.3%	95.0%	96.0%	+ 1.1%
Inventory of Homes for Sale	390	325	- 16.7%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	3	3	0.0%	41	23	- 43.9%
Pending Sales	4	2	- 50.0%	35	20	- 42.9%
Closed Sales	6	2	- 66.7%	32	17	- 46.9%
Days on Market Until Sale	8	42	+ 425.0%	73	65	- 11.0%
Median Sales Price*	\$142,000	\$152,000	+ 7.0%	\$162,000	\$206,255	+ 27.3%
Average Sales Price*	\$178,667	\$152,000	- 14.9%	\$180,656	\$261,103	+ 44.5%
Percent of List Price Received*	97.5%	98.7%	+ 1.2%	98.4%	104.7%	+ 6.4%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

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

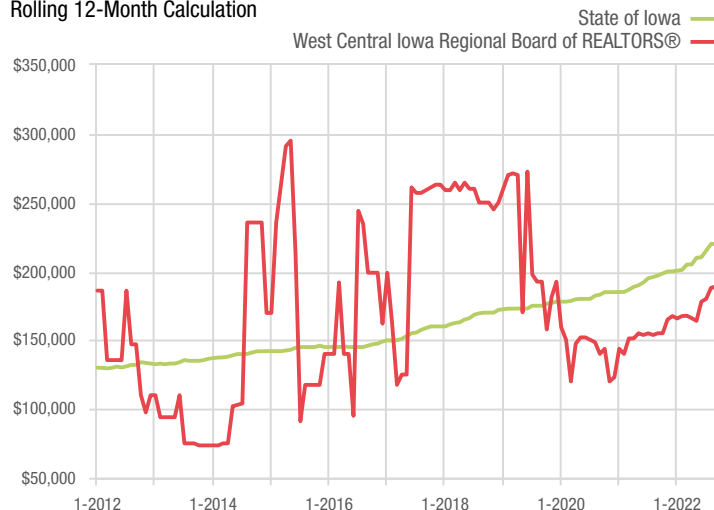
Median Sales Price - Single-Family Detached

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.