

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

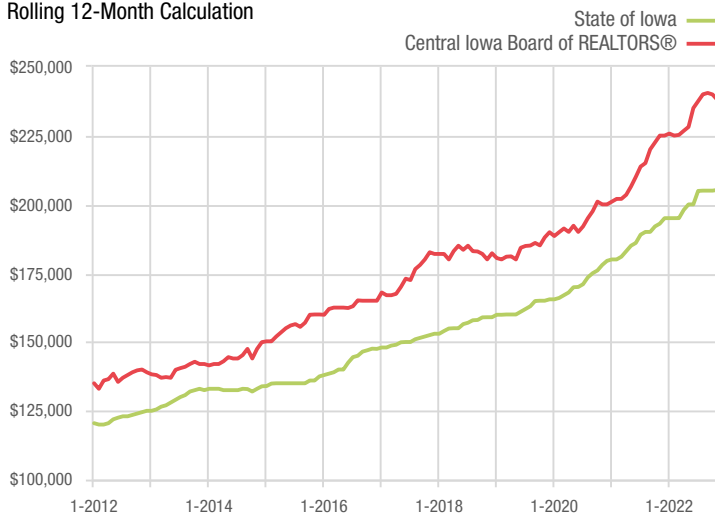
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	95	73	- 23.2%	1,583	1,393	- 12.0%
Pending Sales	156	80	- 48.7%	1,456	1,297	- 10.9%
Closed Sales	150	77	- 48.7%	1,413	1,252	- 11.4%
Days on Market Until Sale	55	29	- 47.3%	32	29	- 9.4%
Median Sales Price*	\$232,450	\$214,000	- 7.9%	\$226,750	\$241,800	+ 6.6%
Average Sales Price*	\$248,973	\$260,875	+ 4.8%	\$255,449	\$282,931	+ 10.8%
Percent of List Price Received*	99.5%	97.0%	- 2.5%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	242	159	- 34.3%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	6	8	+ 33.3%	166	154	- 7.2%
Pending Sales	12	9	- 25.0%	146	142	- 2.7%
Closed Sales	14	9	- 35.7%	145	137	- 5.5%
Days on Market Until Sale	61	20	- 67.2%	50	41	- 18.0%
Median Sales Price*	\$221,000	\$287,000	+ 29.9%	\$210,000	\$190,950	- 9.1%
Average Sales Price*	\$229,172	\$251,611	+ 9.8%	\$215,258	\$209,326	- 2.8%
Percent of List Price Received*	101.0%	98.3%	- 2.7%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

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

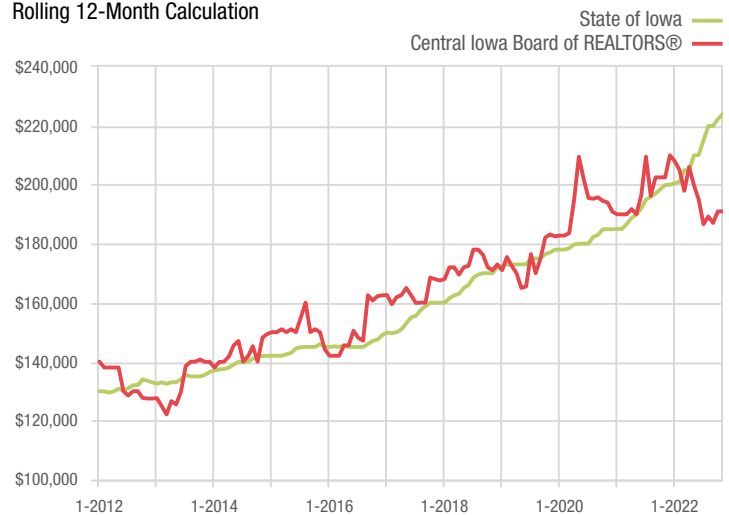
Median Sales Price - Single-Family Detached

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.