

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

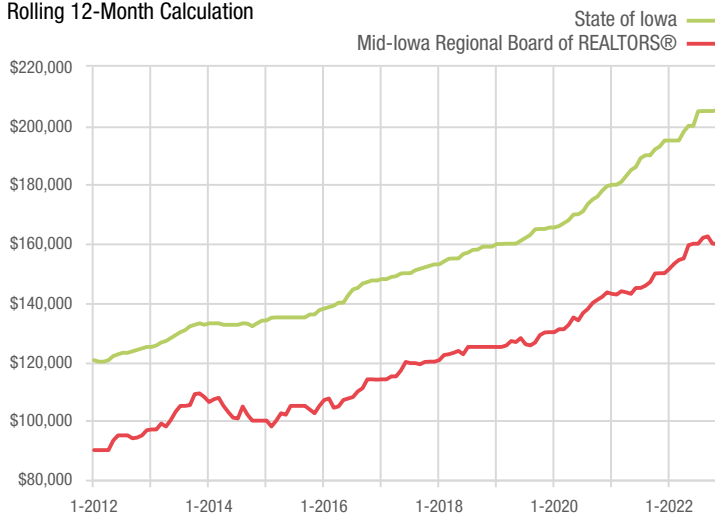
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	124	96	- 22.6%	1,558	1,545	- 0.8%
Pending Sales	109	74	- 32.1%	1,374	1,280	- 6.8%
Closed Sales	144	108	- 25.0%	1,323	1,275	- 3.6%
Days on Market Until Sale	26	32	+ 23.1%	37	30	- 18.9%
Median Sales Price*	\$162,000	\$159,000	- 1.9%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$181,676	\$179,143	- 1.4%	\$174,905	\$186,421	+ 6.6%
Percent of List Price Received*	97.5%	96.1%	- 1.4%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	228	272	+ 19.3%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	1	0.0%	60	33	- 45.0%
Pending Sales	2	3	+ 50.0%	58	30	- 48.3%
Closed Sales	7	2	- 71.4%	61	31	- 49.2%
Days on Market Until Sale	30	19	- 36.7%	49	73	+ 49.0%
Median Sales Price*	\$247,000	\$188,000	- 23.9%	\$199,900	\$190,000	- 5.0%
Average Sales Price*	\$210,357	\$188,000	- 10.6%	\$196,861	\$173,755	- 11.7%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.6%	97.8%	- 1.8%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

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

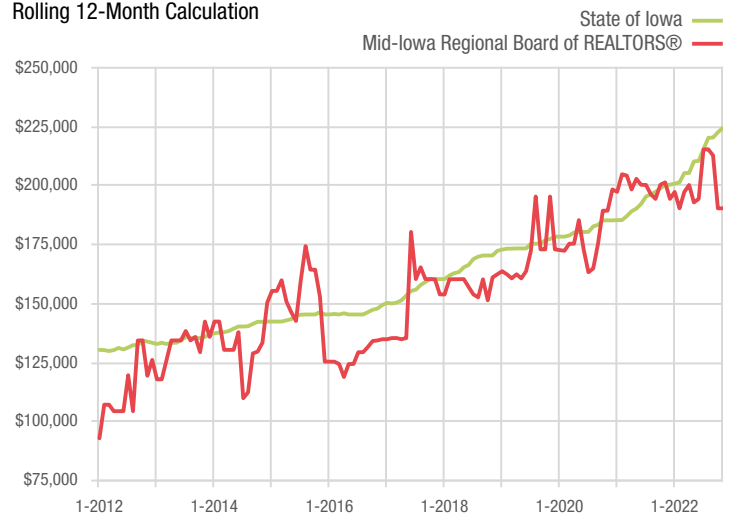
Median Sales Price - Single-Family Detached

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.