

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

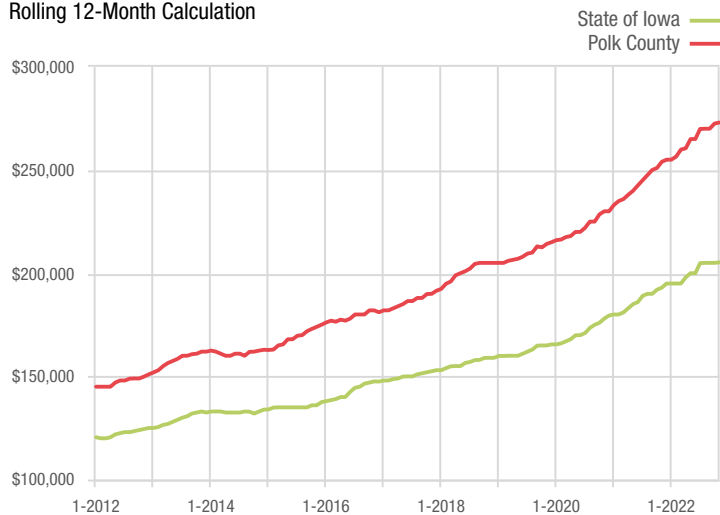
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	595	471	- 20.8%	9,082	7,970	- 12.2%
Pending Sales	661	414	- 37.4%	8,227	7,419	- 9.8%
Closed Sales	701	455	- 35.1%	8,204	6,955	- 15.2%
Days on Market Until Sale	27	26	- 3.7%	26	27	+ 3.8%
Median Sales Price*	\$260,000	\$255,000	- 1.9%	\$255,000	\$275,000	+ 7.8%
Average Sales Price*	\$283,234	\$285,695	+ 0.9%	\$276,504	\$300,353	+ 8.6%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	100.2%	100.2%	0.0%
Inventory of Homes for Sale	1,834	1,272	- 30.6%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	129	126	- 2.3%	1,731	1,645	- 5.0%
Pending Sales	137	95	- 30.7%	1,607	1,533	- 4.6%
Closed Sales	142	98	- 31.0%	1,589	1,424	- 10.4%
Days on Market Until Sale	29	30	+ 3.4%	44	37	- 15.9%
Median Sales Price*	\$197,500	\$213,950	+ 8.3%	\$189,900	\$215,000	+ 13.2%
Average Sales Price*	\$223,144	\$241,826	+ 8.4%	\$210,096	\$238,216	+ 13.4%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.5%	100.0%	+ 0.5%
Inventory of Homes for Sale	393	324	- 17.6%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

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

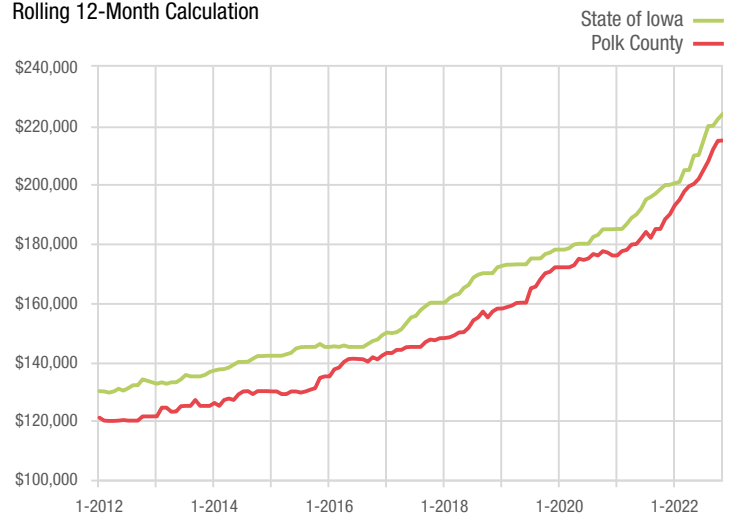
Median Sales Price - Single-Family Detached

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.