

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

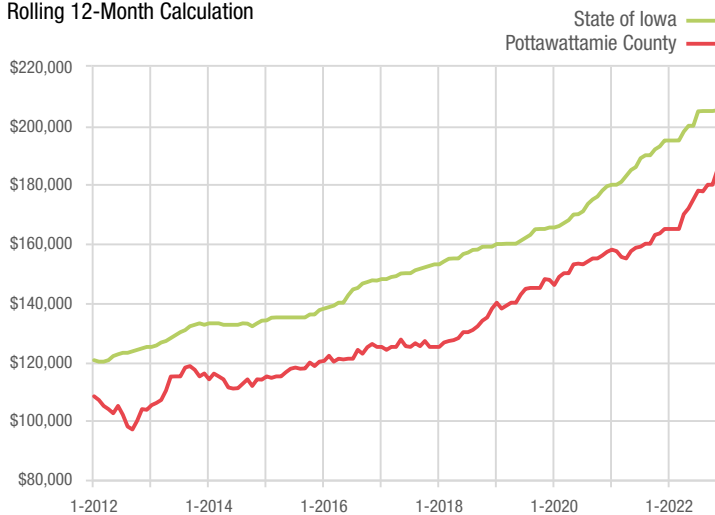
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	120	84	- 30.0%	1,427	1,268	- 11.1%
Pending Sales	99	54	- 45.5%	1,268	1,086	- 14.4%
Closed Sales	120	79	- 34.2%	1,247	1,086	- 12.9%
Days on Market Until Sale	11	12	+ 9.1%	13	12	- 7.7%
Median Sales Price*	\$160,000	\$206,500	+ 29.1%	\$163,500	\$185,000	+ 13.1%
Average Sales Price*	\$192,383	\$227,615	+ 18.3%	\$201,223	\$226,588	+ 12.6%
Percent of List Price Received*	99.7%	98.5%	- 1.2%	100.4%	100.3%	- 0.1%
Inventory of Homes for Sale	99	108	+ 9.1%	—	—	—
Months Supply of Inventory	0.9	1.1	+ 22.2%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	5	3	- 40.0%	58	31	- 46.6%
Pending Sales	3	2	- 33.3%	58	25	- 56.9%
Closed Sales	4	2	- 50.0%	57	25	- 56.1%
Days on Market Until Sale	1	41	+ 4,000.0%	28	15	- 46.4%
Median Sales Price*	\$274,250	\$324,500	+ 18.3%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$257,125	\$324,500	+ 26.2%	\$241,604	\$271,228	+ 12.3%
Percent of List Price Received*	103.4%	93.8%	- 9.3%	100.0%	100.7%	+ 0.7%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	2.5	+ 212.5%	—	—	—

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

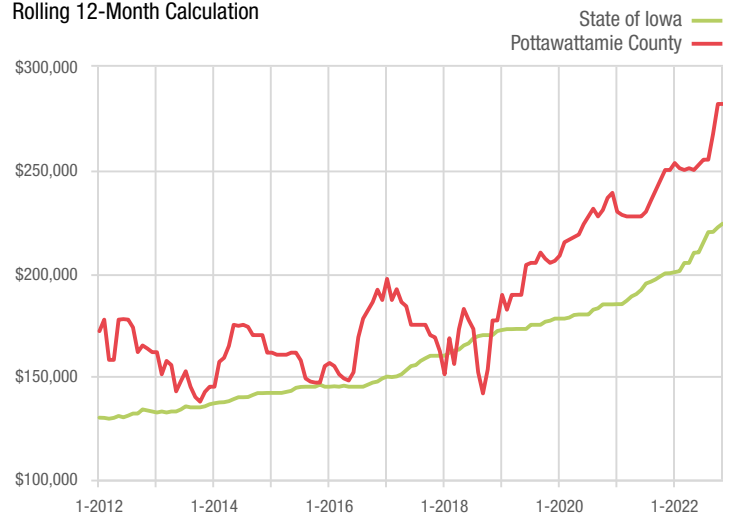
Median Sales Price - Single-Family Detached

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.