Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of REALTORS®

Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties
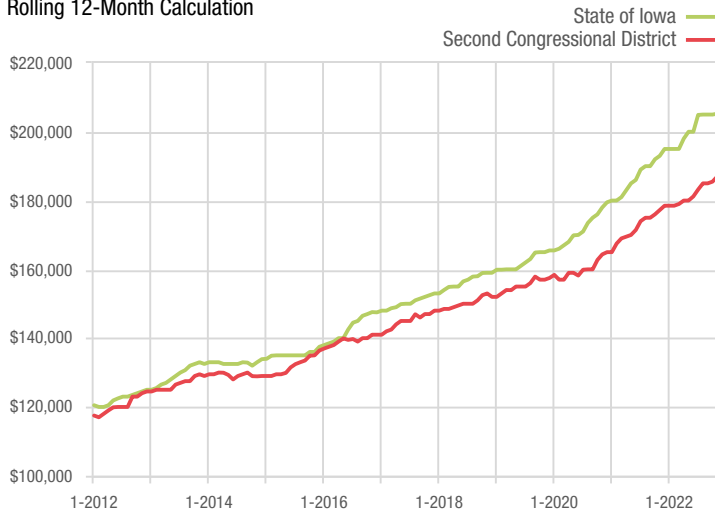
Single-Family Detached

Key Metrics	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	800	636	- 20.5%	11,262	10,356	- 8.0%
Pending Sales	762	480	- 37.0%	9,682	8,885	- 8.2%
Closed Sales	828	614	- 25.8%	9,057	8,474	- 6.4%
Days on Market Until Sale	35	36	+ 2.9%	40	34	- 15.0%
Median Sales Price*	$170,000	$175,000	+ 2.9%	$179,000	$189,000	+ 5.6%
Average Sales Price*	$211,278	$223,045	+ 5.6%	$217,833	$233,556	+ 7.2%
Percent of List Price Received*	97.7%	96.5%	- 1.2%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	1,727	1,768	+ 2.4%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Townhouse-Condo

Key Metrics	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	97	77	- 20.6%	2,007	1,685	- 16.0%
Pending Sales	116	81	- 30.2%	1,665	1,428	- 14.2%
Closed Sales	92	103	+ 12.0%	1,585	1,459	- 7.9%
Days on Market Until Sale	49	51	+ 4.1%	53	46	- 13.2%
Median Sales Price*	$230,000	$234,900	+ 2.1%	$210,750	$239,250	+ 13.5%
Average Sales Price*	$240,255	$234,151	- 2.5%	$220,272	$241,211	+ 9.5%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	328	334	+ 1.8%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
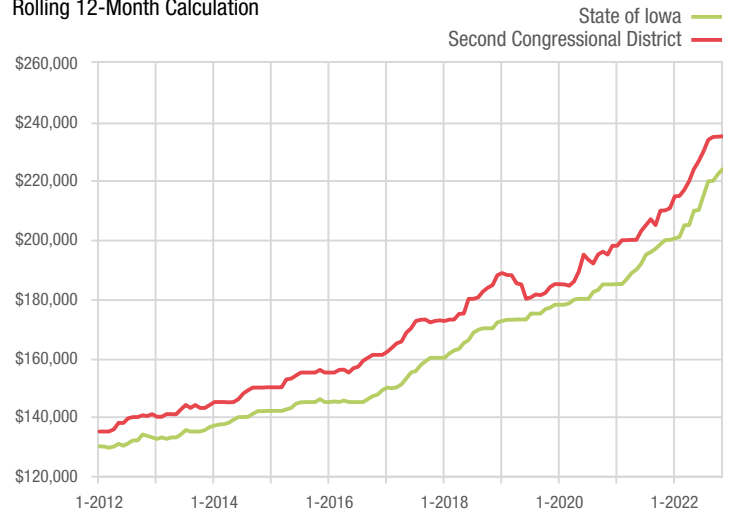
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

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.