

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

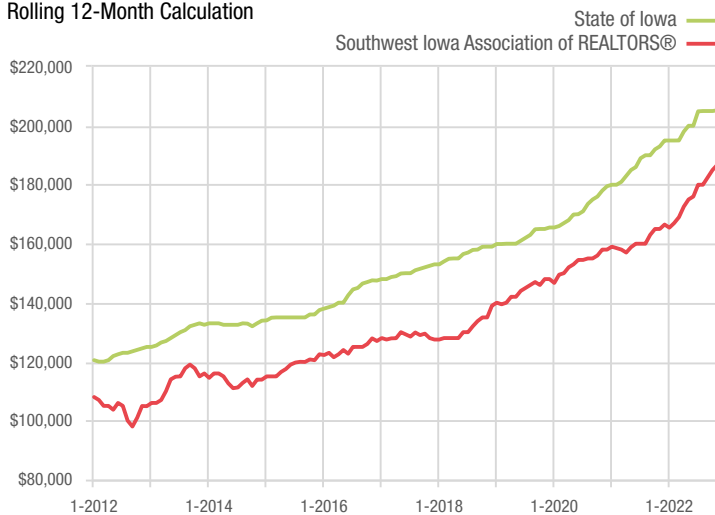
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	129	98	- 24.0%	1,543	1,431	- 7.3%
Pending Sales	110	59	- 46.4%	1,375	1,198	- 12.9%
Closed Sales	130	88	- 32.3%	1,356	1,196	- 11.8%
Days on Market Until Sale	14	12	- 14.3%	14	12	- 14.3%
Median Sales Price*	\$164,950	\$212,050	+ 28.6%	\$165,000	\$188,250	+ 14.1%
Average Sales Price*	\$197,703	\$236,789	+ 19.8%	\$203,615	\$233,038	+ 14.5%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	106	131	+ 23.6%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	5	3	- 40.0%	71	31	- 56.3%
Pending Sales	3	2	- 33.3%	63	25	- 60.3%
Closed Sales	4	2	- 50.0%	61	25	- 59.0%
Days on Market Until Sale	1	41	+ 4,000.0%	30	15	- 50.0%
Median Sales Price*	\$274,250	\$324,500	+ 18.3%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$257,125	\$324,500	+ 26.2%	\$240,417	\$271,228	+ 12.8%
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	0.7	2.5	+ 257.1%	—	—	—

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

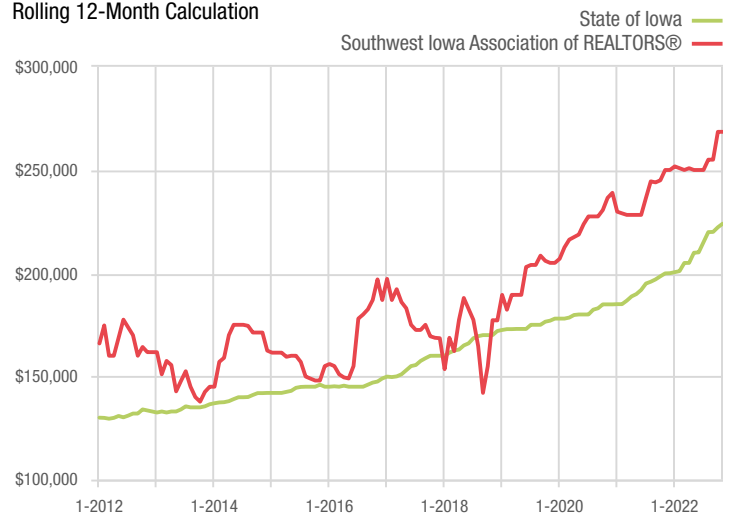
Median Sales Price - Single-Family Detached

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.