

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

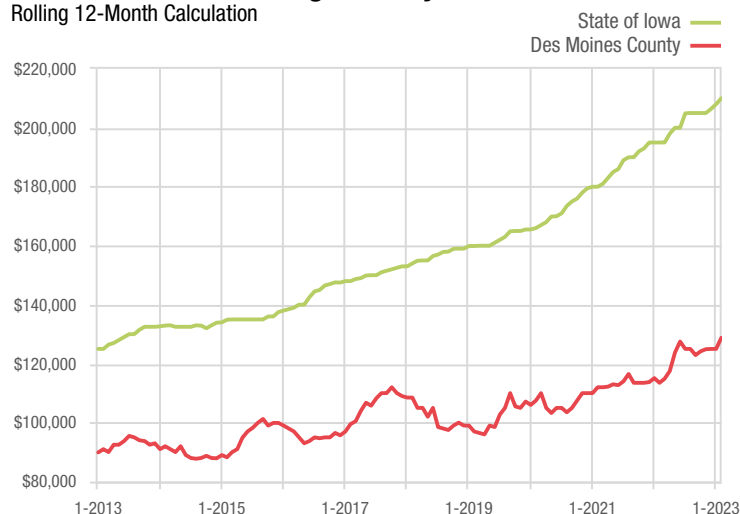
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	41	21	- 48.8%	89	40	- 55.1%
Pending Sales	64	17	- 73.4%	94	50	- 46.8%
Closed Sales	28	18	- 35.7%	60	46	- 23.3%
Days on Market Until Sale	81	73	- 9.9%	74	64	- 13.5%
Median Sales Price*	\$85,750	\$119,000	+ 38.8%	\$94,250	\$105,250	+ 11.7%
Average Sales Price*	\$95,055	\$128,264	+ 34.9%	\$120,134	\$136,365	+ 13.5%
Percent of List Price Received*	93.6%	94.9%	+ 1.4%	93.7%	93.7%	0.0%
Inventory of Homes for Sale	72	56	- 22.2%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	4	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	4	—	—
Median Sales Price*	—	—	—	\$188,700	—	—
Average Sales Price*	—	—	—	\$188,700	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	2.4	—	—	—	—	—

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

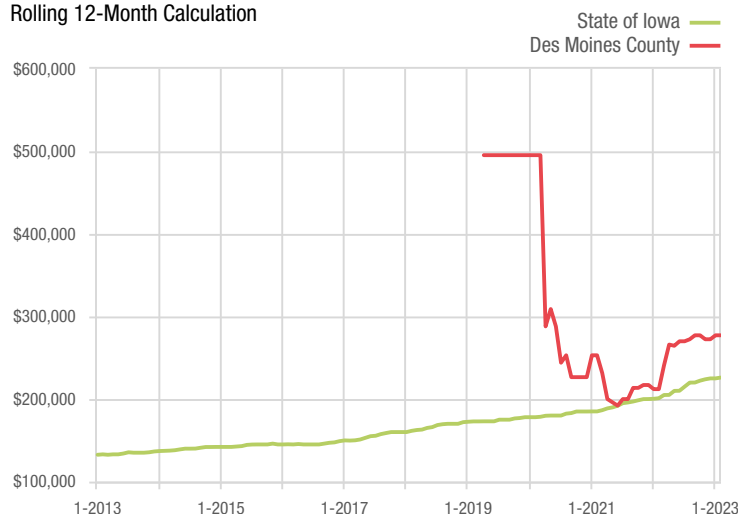
Median Sales Price - Single-Family Detached

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.