

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Polk County

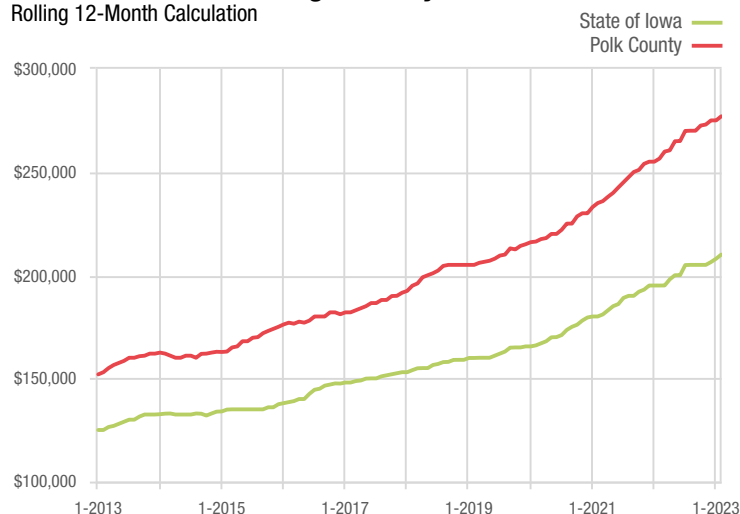
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	612	488	- 20.3%	1,133	937	- 17.3%
Pending Sales	440	503	+ 14.3%	956	1,011	+ 5.8%
Closed Sales	474	325	- 31.4%	967	639	- 33.9%
Days on Market Until Sale	38	56	+ 47.4%	37	55	+ 48.6%
Median Sales Price*	\$235,500	\$260,000	+ 10.4%	\$245,000	\$262,000	+ 6.9%
Average Sales Price*	\$257,859	\$279,790	+ 8.5%	\$274,531	\$280,319	+ 2.1%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.4%	98.4%	- 1.0%
Inventory of Homes for Sale	1,646	922	- 44.0%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	163	114	- 30.1%	245	222	- 9.4%
Pending Sales	85	101	+ 18.8%	189	212	+ 12.2%
Closed Sales	86	69	- 19.8%	184	140	- 23.9%
Days on Market Until Sale	48	62	+ 29.2%	54	55	+ 1.9%
Median Sales Price*	\$185,000	\$207,000	+ 11.9%	\$200,450	\$218,500	+ 9.0%
Average Sales Price*	\$224,761	\$217,843	- 3.1%	\$224,875	\$221,053	- 1.7%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.4%	98.3%	- 1.1%
Inventory of Homes for Sale	386	267	- 30.8%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

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

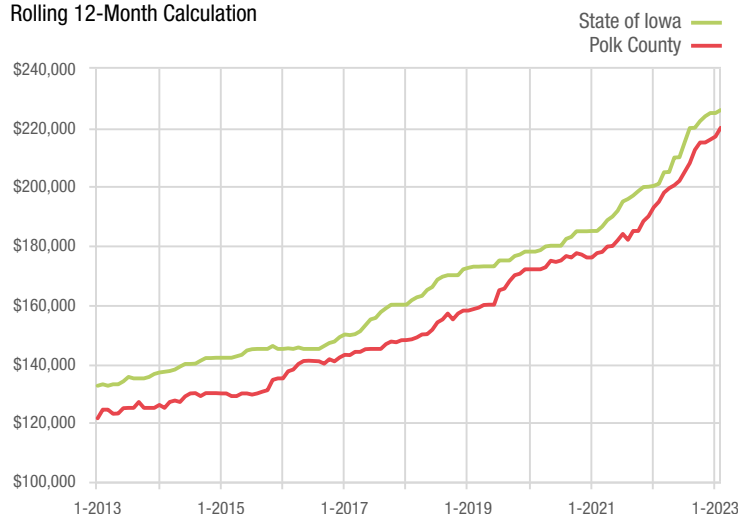
### Median Sales Price - Single-Family Detached

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.