

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Pottawattamie County

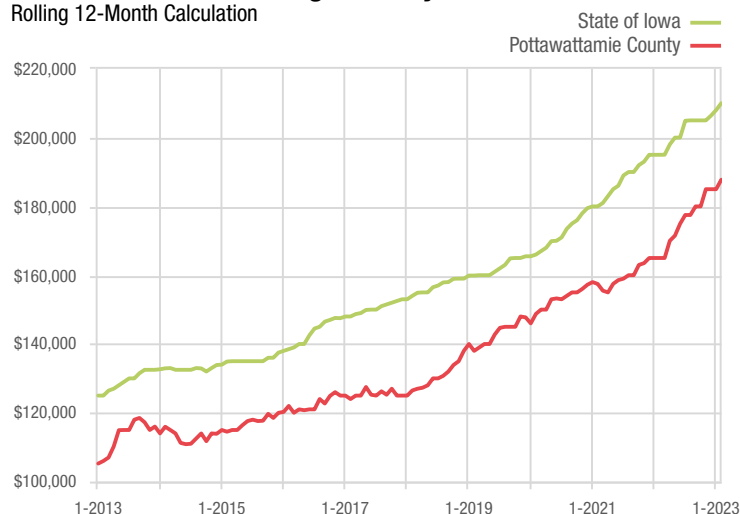
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	77	61	- 20.8%	149	132	- 11.4%
Pending Sales	66	44	- 33.3%	148	120	- 18.9%
Closed Sales	69	71	+ 2.9%	145	119	- 17.9%
Days on Market Until Sale	29	21	- 27.6%	23	20	- 13.0%
Median Sales Price*	\$137,450	<b>\$180,000</b>	+ 31.0%	\$146,000	<b>\$180,000</b>	+ 23.3%
Average Sales Price*	\$172,876	<b>\$238,242</b>	+ 37.8%	\$188,218	<b>\$226,560</b>	+ 20.4%
Percent of List Price Received*	98.4%	<b>99.2%</b>	+ 0.8%	98.3%	<b>99.1%</b>	+ 0.8%
Inventory of Homes for Sale	45	58	+ 28.9%	—	—	—
Months Supply of Inventory	0.4	0.6	+ 50.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	6	+ 50.0%	9	15	+ 66.7%
Pending Sales	5	2	- 60.0%	9	10	+ 11.1%
Closed Sales	5	3	- 40.0%	7	11	+ 57.1%
Days on Market Until Sale	8	17	+ 112.5%	9	9	0.0%
Median Sales Price*	\$245,983	<b>\$240,000</b>	- 2.4%	\$245,983	<b>\$315,000</b>	+ 28.1%
Average Sales Price*	\$232,397	<b>\$234,833</b>	+ 1.0%	\$241,355	<b>\$294,104</b>	+ 21.9%
Percent of List Price Received*	101.4%	<b>101.9%</b>	+ 0.5%	100.8%	<b>100.2%</b>	- 0.6%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.6	2.6	+ 333.3%	—	—	—

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

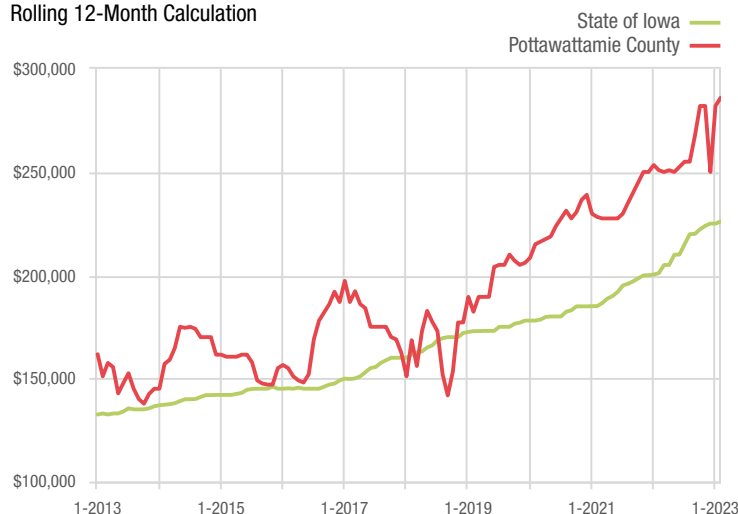
### Median Sales Price - Single-Family Detached

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.