

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

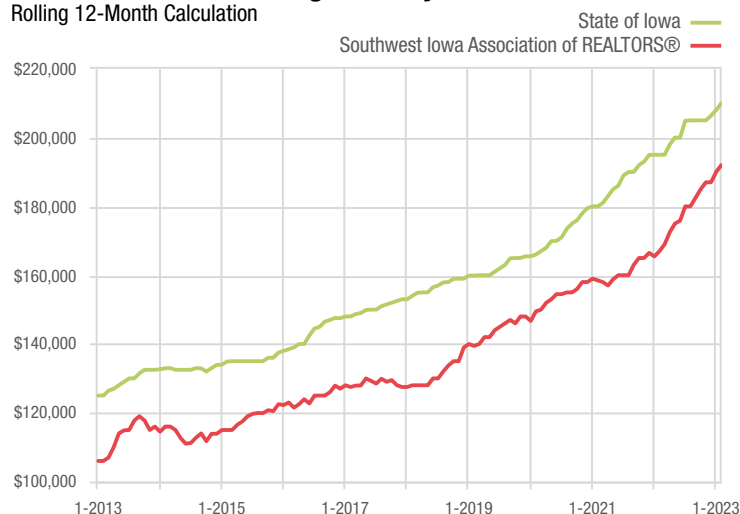
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	86	68	- 20.9%	170	149	- 12.4%
Pending Sales	75	50	- 33.3%	166	137	- 17.5%
Closed Sales	75	76	+ 1.3%	154	131	- 14.9%
Days on Market Until Sale	28	22	- 21.4%	22	22	0.0%
Median Sales Price*	\$144,250	\$193,250	+ 34.0%	\$150,000	\$190,000	+ 26.7%
Average Sales Price*	\$183,514	\$239,239	+ 30.4%	\$193,809	\$228,962	+ 18.1%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	52	72	+ 38.5%	—	—	—
Months Supply of Inventory	0.4	0.7	+ 75.0%	—	—	—

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	\$240,000	- 2.4%	\$245,983	\$315,000	+ 28.1%
Average Sales Price*	\$232,397	\$234,833	+ 1.0%	\$241,355	\$294,104	+ 21.9%
Percent of List Price Received*	101.4%	101.9%	+ 0.5%	100.8%	100.2%	- 0.6%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.5	2.6	+ 420.0%	—	—	—

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

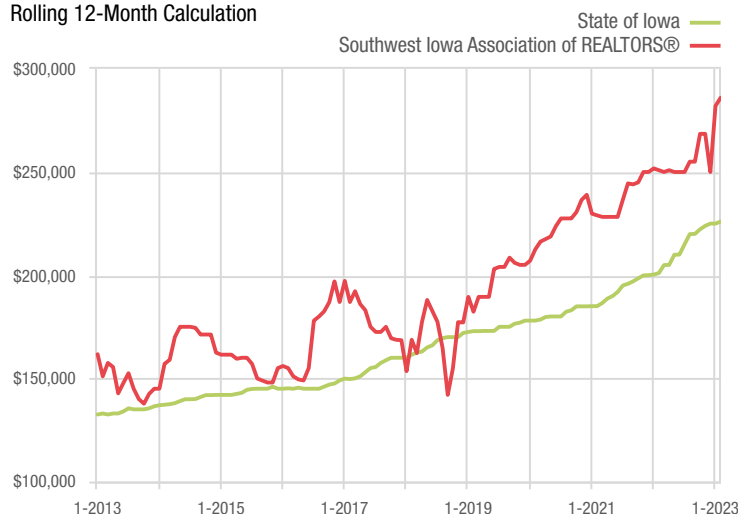
### Median Sales Price - Single-Family Detached

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.