

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

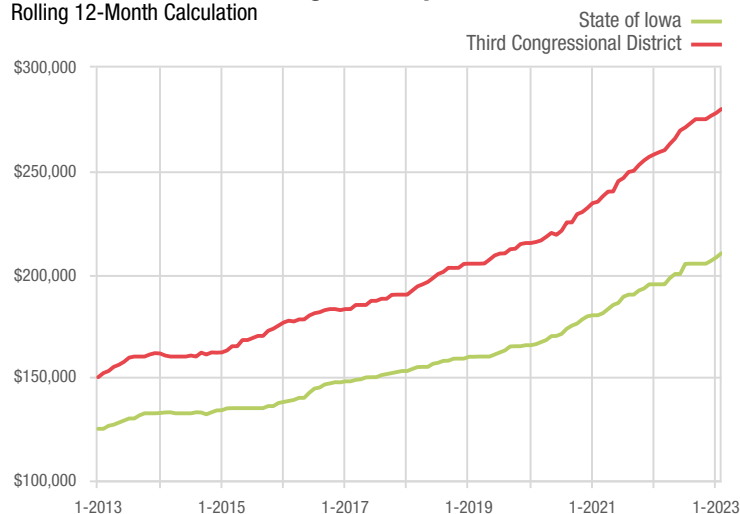
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1,084	844	- 22.1%	2,008	1,683	- 16.2%
Pending Sales	769	837	+ 8.8%	1,628	1,731	+ 6.3%
Closed Sales	794	597	- 24.8%	1,637	1,133	- 30.8%
Days on Market Until Sale	41	59	+ 43.9%	39	55	+ 41.0%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$247,000	\$260,438	+ 5.4%
Average Sales Price*	\$270,937	\$286,800	+ 5.9%	\$282,490	\$289,752	+ 2.6%
Percent of List Price Received*	99.3%	98.2%	- 1.1%	99.0%	98.0%	- 1.0%
Inventory of Homes for Sale	2,940	1,948	- 33.7%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	270	197	- 27.0%	430	361	- 16.0%
Pending Sales	143	169	+ 18.2%	296	356	+ 20.3%
Closed Sales	156	121	- 22.4%	312	229	- 26.6%
Days on Market Until Sale	48	58	+ 20.8%	49	55	+ 12.2%
Median Sales Price*	\$206,000	\$227,000	+ 10.2%	\$218,000	\$235,000	+ 7.8%
Average Sales Price*	\$227,440	\$223,981	- 1.5%	\$234,553	\$231,980	- 1.1%
Percent of List Price Received*	99.9%	98.6%	- 1.3%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	694	484	- 30.3%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

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

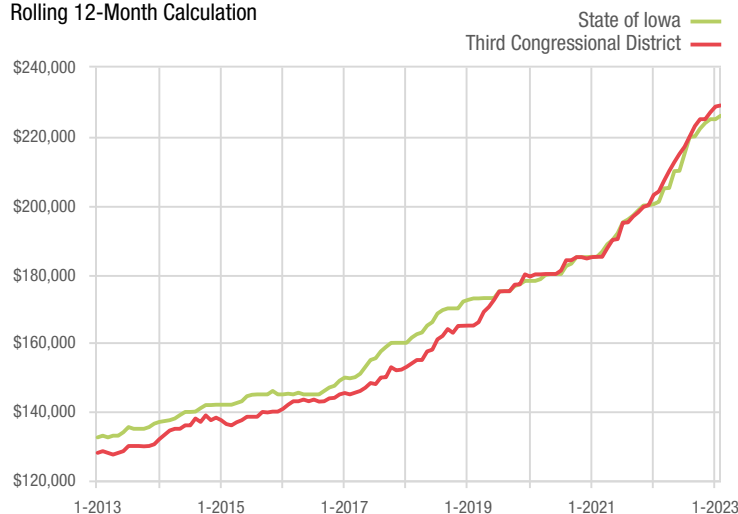
Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2023. All data from the multiple listing services in the state of Iowa. | Report © 2023 ShowingTime.