

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

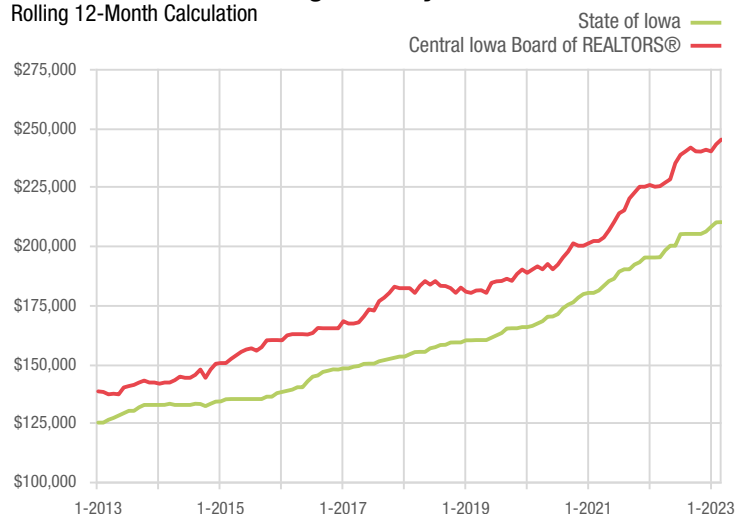
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	161	143	- 11.2%	358	305	- 14.8%
Pending Sales	100	115	+ 15.0%	272	275	+ 1.1%
Closed Sales	85	108	+ 27.1%	225	198	- 12.0%
Days on Market Until Sale	39	48	+ 23.1%	47	43	- 8.5%
Median Sales Price*	\$229,000	\$256,450	+ 12.0%	\$210,000	\$242,750	+ 15.6%
Average Sales Price*	\$253,520	\$281,221	+ 10.9%	\$247,429	\$269,981	+ 9.1%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	98.6%	98.6%	0.0%
Inventory of Homes for Sale	239	155	- 35.1%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	15	11	- 26.7%	38	29	- 23.7%
Pending Sales	17	14	- 17.6%	37	29	- 21.6%
Closed Sales	11	4	- 63.6%	28	15	- 46.4%
Days on Market Until Sale	41	14	- 65.9%	43	38	- 11.6%
Median Sales Price*	\$174,000	\$200,500	+ 15.2%	\$184,800	\$210,000	+ 13.6%
Average Sales Price*	\$185,173	\$201,500	+ 8.8%	\$183,309	\$206,363	+ 12.6%
Percent of List Price Received*	97.1%	100.2%	+ 3.2%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	23	24	+ 4.3%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

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

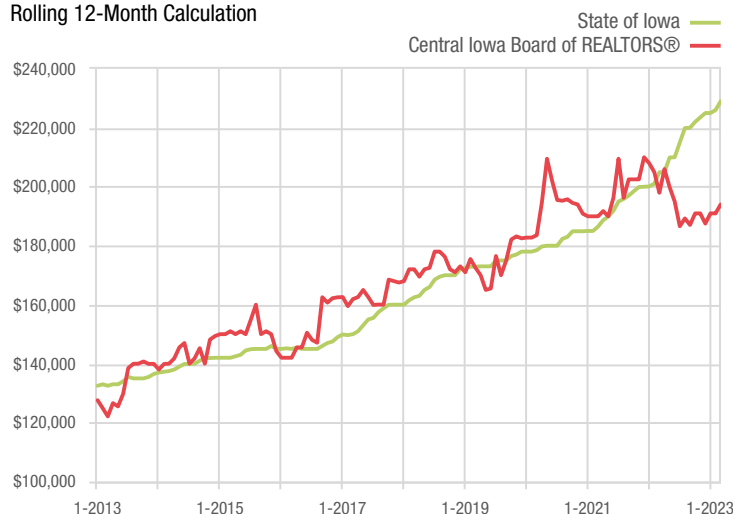
### Median Sales Price - Single-Family Detached

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.