

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

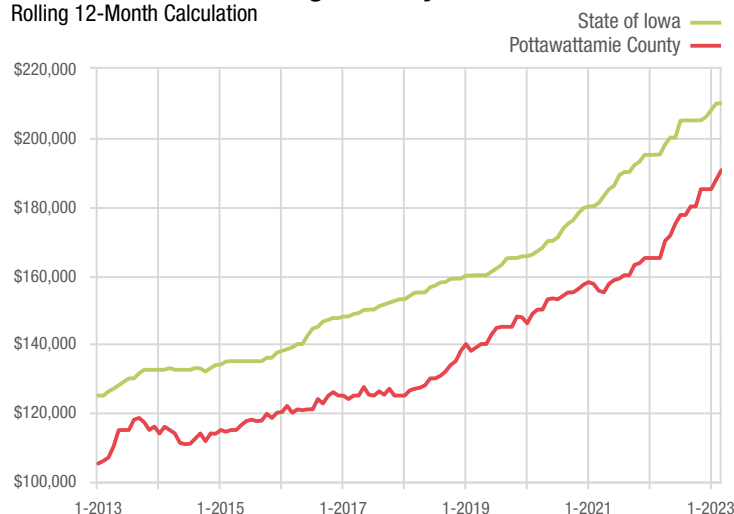
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	130	92	- 29.2%	279	223	- 20.1%
Pending Sales	126	76	- 39.7%	274	205	- 25.2%
Closed Sales	80	75	- 6.3%	225	196	- 12.9%
Days on Market Until Sale	9	16	+ 77.8%	18	19	+ 5.6%
Median Sales Price*	\$160,000	\$210,000	+ 31.3%	\$150,000	\$190,000	+ 26.7%
Average Sales Price*	\$195,861	\$252,165	+ 28.7%	\$190,948	\$235,513	+ 23.3%
Percent of List Price Received*	100.3%	100.8%	+ 0.5%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	38	53	+ 39.5%	—	—	—
Months Supply of Inventory	0.3	0.6	+ 100.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	7	+ 600.0%	10	22	+ 120.0%
Pending Sales	0	6	—	9	17	+ 88.9%
Closed Sales	3	3	0.0%	10	14	+ 40.0%
Days on Market Until Sale	2	3	+ 50.0%	7	8	+ 14.3%
Median Sales Price*	\$190,000	\$325,000	+ 71.1%	\$227,500	\$315,000	+ 38.5%
Average Sales Price*	\$193,167	\$306,400	+ 58.6%	\$226,898	\$296,739	+ 30.8%
Percent of List Price Received*	103.5%	100.0%	- 3.4%	101.6%	100.2%	- 1.4%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

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

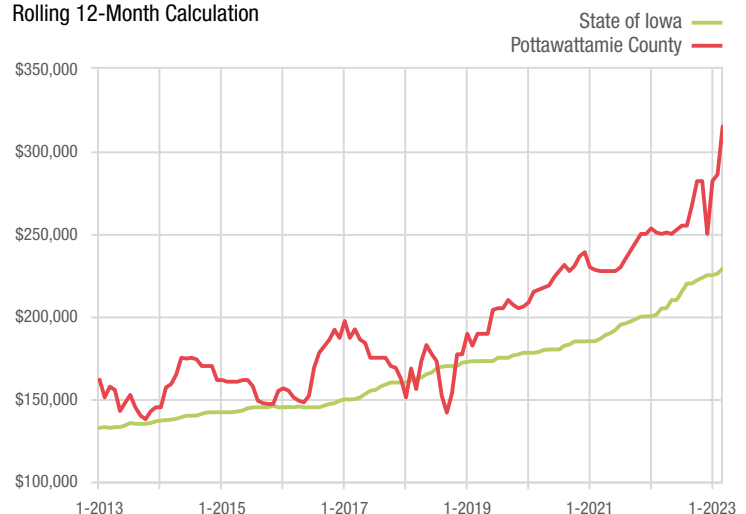
Median Sales Price - Single-Family Detached

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.