

Local Market Update – March 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

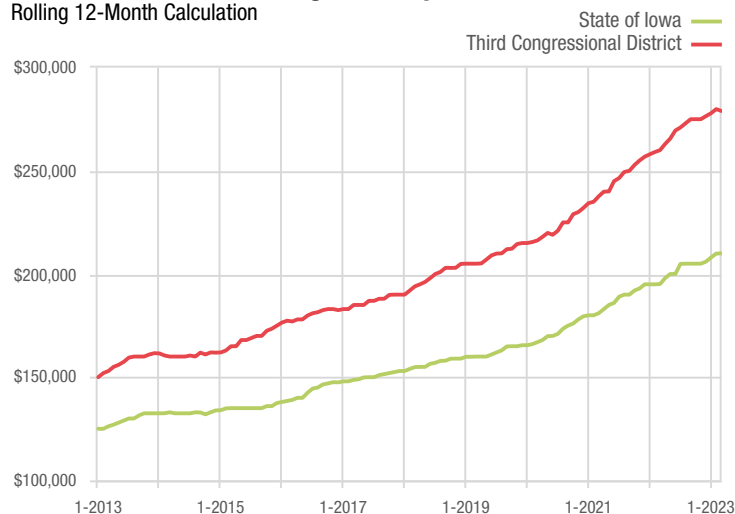
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1,411	1,214	- 14.0%	3,419	2,901	- 15.2%
Pending Sales	1,199	1,093	- 8.8%	2,827	2,813	- 0.5%
Closed Sales	1,106	910	- 17.7%	2,744	2,061	- 24.9%
Days on Market Until Sale	42	55	+ 31.0%	40	55	+ 37.5%
Median Sales Price*	\$284,500	\$278,000	- 2.3%	\$263,000	\$269,500	+ 2.5%
Average Sales Price*	\$296,616	\$306,967	+ 3.5%	\$288,160	\$297,983	+ 3.4%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	99.4%	98.3%	- 1.1%
Inventory of Homes for Sale	3,066	1,982	- 35.4%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	259	245	- 5.4%	689	608	- 11.8%
Pending Sales	234	215	- 8.1%	530	565	+ 6.6%
Closed Sales	218	180	- 17.4%	530	415	- 21.7%
Days on Market Until Sale	52	60	+ 15.4%	50	57	+ 14.0%
Median Sales Price*	\$222,500	\$240,000	+ 7.9%	\$220,000	\$239,990	+ 9.1%
Average Sales Price*	\$237,667	\$248,585	+ 4.6%	\$235,834	\$239,901	+ 1.7%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	669	507	- 24.2%	—	—	—
Months Supply of Inventory	3.0	2.4	- 20.0%	—	—	—

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

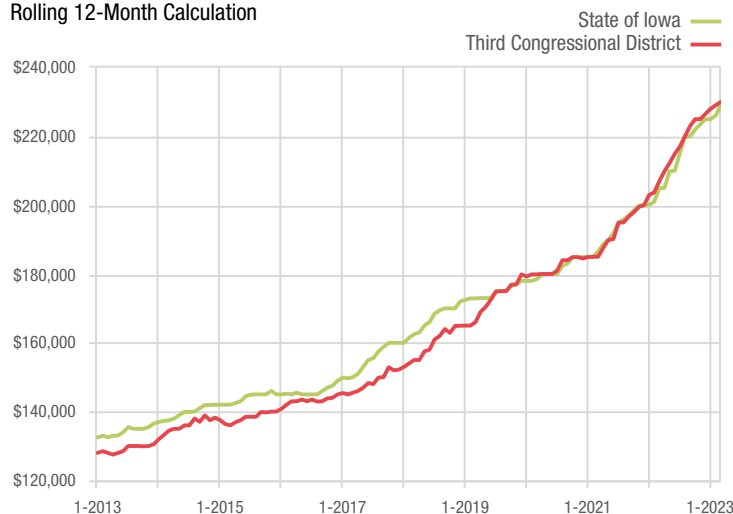
Median Sales Price - Single-Family Detached

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.

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