

# Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

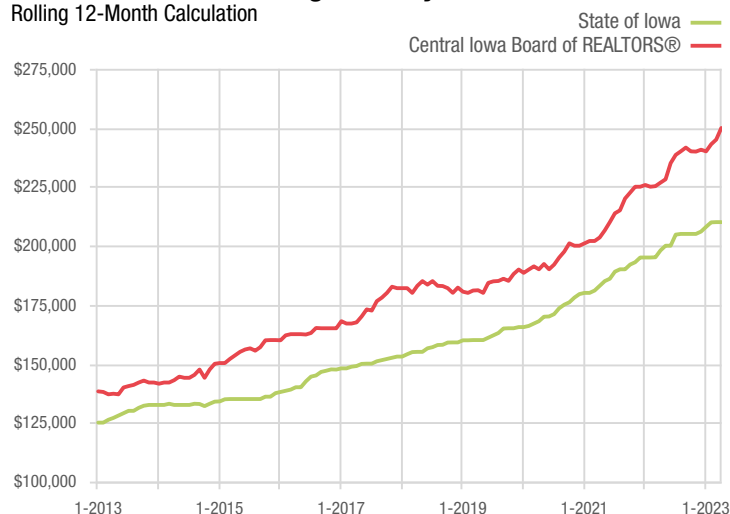
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	137	134	- 2.2%	495	438	- 11.5%
Pending Sales	184	137	- 25.5%	456	407	- 10.7%
Closed Sales	121	74	- 38.8%	346	272	- 21.4%
Days on Market Until Sale	25	16	- 36.0%	40	35	- 12.5%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$211,500	\$243,050	+ 14.9%
Average Sales Price*	\$268,327	\$242,567	- 9.6%	\$254,719	\$261,706	+ 2.7%
Percent of List Price Received*	99.8%	100.3%	+ 0.5%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	184	153	- 16.8%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	20	9	- 55.0%	58	38	- 34.5%
Pending Sales	20	11	- 45.0%	57	40	- 29.8%
Closed Sales	9	8	- 11.1%	37	23	- 37.8%
Days on Market Until Sale	46	34	- 26.1%	43	37	- 14.0%
Median Sales Price*	\$274,000	\$226,250	- 17.4%	\$195,000	\$210,000	+ 7.7%
Average Sales Price*	\$283,156	\$214,925	- 24.1%	\$207,596	\$209,341	+ 0.8%
Percent of List Price Received*	100.3%	97.2%	- 3.1%	97.9%	97.6%	- 0.3%
Inventory of Homes for Sale	21	21	0.0%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

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

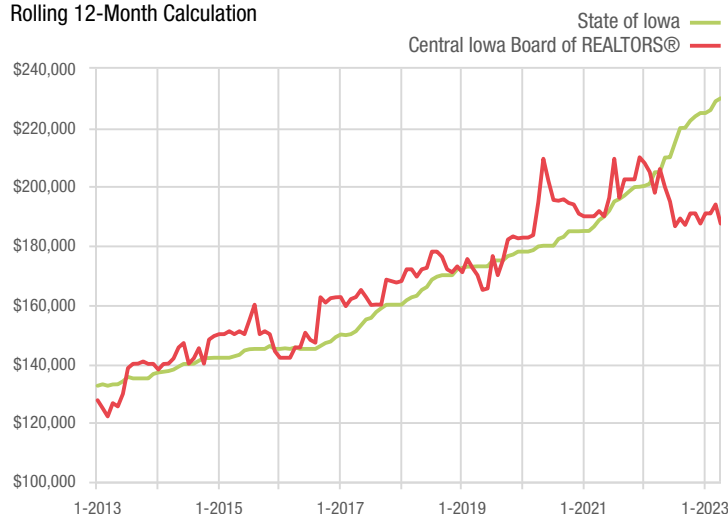
### Median Sales Price - Single-Family Detached

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.