

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

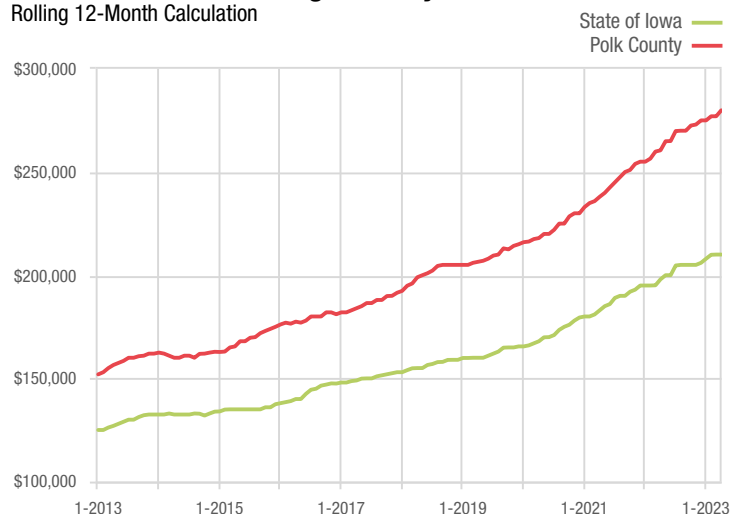
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	932	681	- 26.9%	2,904	2,317	- 20.2%
Pending Sales	1,342	713	- 46.9%	2,981	2,325	- 22.0%
Closed Sales	673	501	- 25.6%	2,295	1,689	- 26.4%
Days on Market Until Sale	31	46	+ 48.4%	36	51	+ 41.7%
Median Sales Price*	\$269,450	\$287,250	+ 6.6%	\$262,600	\$271,445	+ 3.4%
Average Sales Price*	\$288,381	\$303,382	+ 5.2%	\$282,746	\$294,142	+ 4.0%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	1,278	872	- 31.8%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	192	145	- 24.5%	615	506	- 17.7%
Pending Sales	281	126	- 55.2%	627	457	- 27.1%
Closed Sales	131	109	- 16.8%	456	375	- 17.8%
Days on Market Until Sale	20	52	+ 160.0%	45	56	+ 24.4%
Median Sales Price*	\$209,900	\$221,000	+ 5.3%	\$205,513	\$228,000	+ 10.9%
Average Sales Price*	\$223,962	\$239,902	+ 7.1%	\$226,947	\$231,584	+ 2.0%
Percent of List Price Received*	101.1%	99.3%	- 1.8%	99.9%	98.8%	- 1.1%
Inventory of Homes for Sale	305	272	- 10.8%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

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

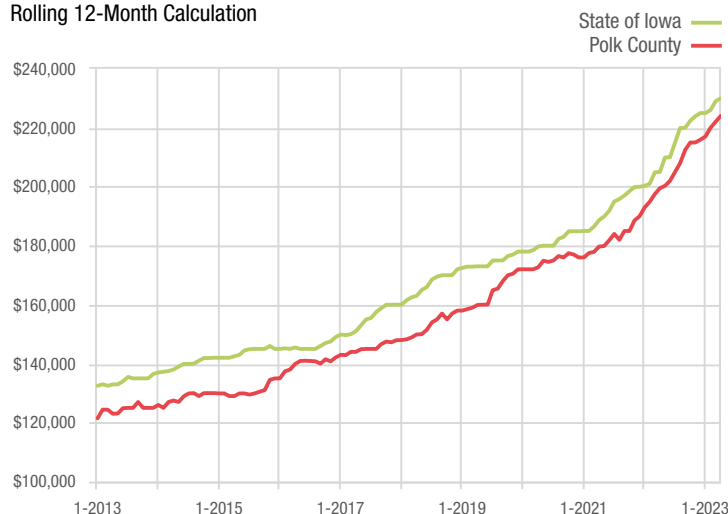
Median Sales Price - Single-Family Detached

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.