

# Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Pottawattamie County

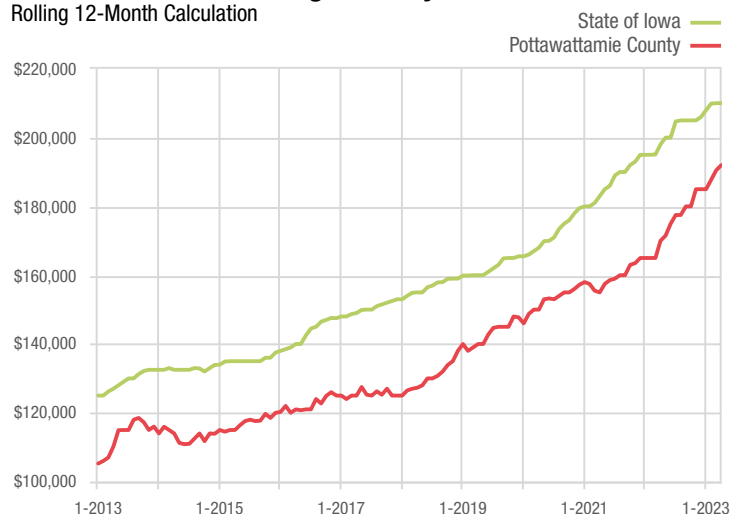
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	147	123	- 16.3%	427	347	- 18.7%
Pending Sales	120	77	- 35.8%	394	291	- 26.1%
Closed Sales	102	69	- 32.4%	327	265	- 19.0%
Days on Market Until Sale	10	11	+ 10.0%	15	17	+ 13.3%
Median Sales Price*	\$195,000	\$222,500	+ 14.1%	\$167,000	\$195,850	+ 17.3%
Average Sales Price*	\$249,743	\$251,421	+ 0.7%	\$209,219	\$239,671	+ 14.6%
Percent of List Price Received*	102.4%	101.9%	- 0.5%	100.1%	100.3%	+ 0.2%
Inventory of Homes for Sale	62	77	+ 24.2%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	7	+ 133.3%	13	29	+ 123.1%
Pending Sales	4	5	+ 25.0%	13	23	+ 76.9%
Closed Sales	3	7	+ 133.3%	13	21	+ 61.5%
Days on Market Until Sale	3	7	+ 133.3%	6	8	+ 33.3%
Median Sales Price*	\$300,000	\$300,000	0.0%	\$230,000	\$315,000	+ 37.0%
Average Sales Price*	\$298,671	\$279,971	- 6.3%	\$243,461	\$291,150	+ 19.6%
Percent of List Price Received*	102.1%	99.0%	- 3.0%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.7	2.1	+ 200.0%	—	—	—

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

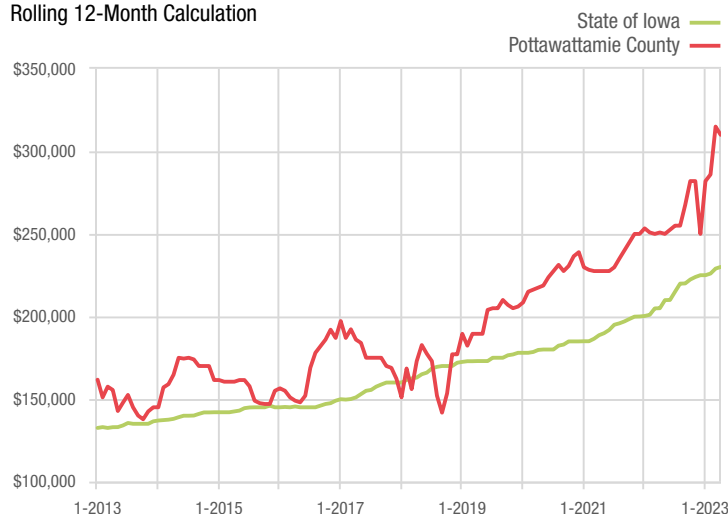
### Median Sales Price - Single-Family Detached

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.