

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

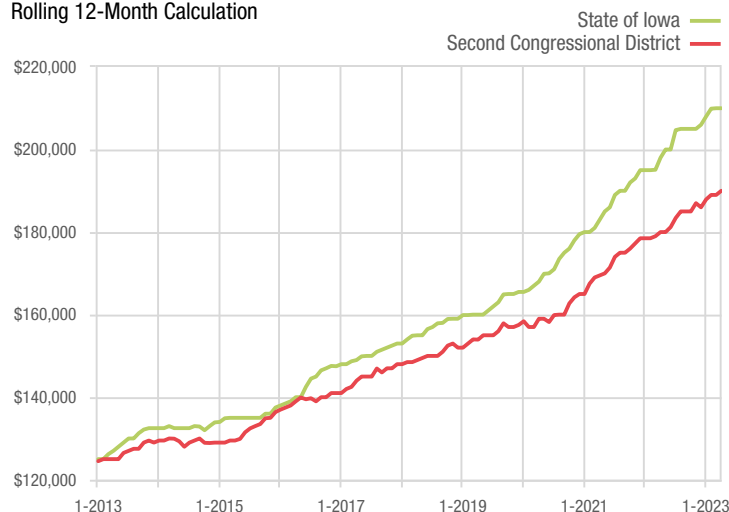
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1,128	832	- 26.2%	3,557	2,836	- 20.3%
Pending Sales	1,033	712	- 31.1%	3,302	2,538	- 23.1%
Closed Sales	820	555	- 32.3%	2,636	1,946	- 26.2%
Days on Market Until Sale	37	46	+ 24.3%	42	49	+ 16.7%
Median Sales Price*	\$186,000	\$201,500	+ 8.3%	\$172,000	\$180,000	+ 4.7%
Average Sales Price*	\$233,037	\$246,096	+ 5.6%	\$217,147	\$226,115	+ 4.1%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	98.0%	97.0%	- 1.0%
Inventory of Homes for Sale	1,236	1,307	+ 5.7%	—	—	—
Months Supply of Inventory	1.4	1.8	+ 28.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	182	139	- 23.6%	748	670	- 10.4%
Pending Sales	172	129	- 25.0%	581	417	- 28.2%
Closed Sales	128	105	- 18.0%	421	307	- 27.1%
Days on Market Until Sale	39	47	+ 20.5%	52	56	+ 7.7%
Median Sales Price*	\$227,450	\$260,000	+ 14.3%	\$230,000	\$255,000	+ 10.9%
Average Sales Price*	\$231,283	\$277,386	+ 19.9%	\$235,144	\$268,478	+ 14.2%
Percent of List Price Received*	101.8%	99.1%	- 2.7%	99.9%	98.9%	- 1.0%
Inventory of Homes for Sale	369	373	+ 1.1%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

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

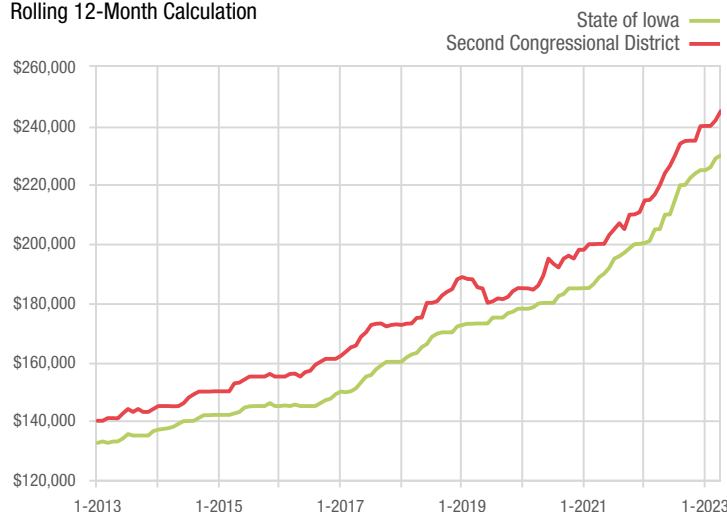
Median Sales Price - Single-Family Detached

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.