

Local Market Update – January 2022

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

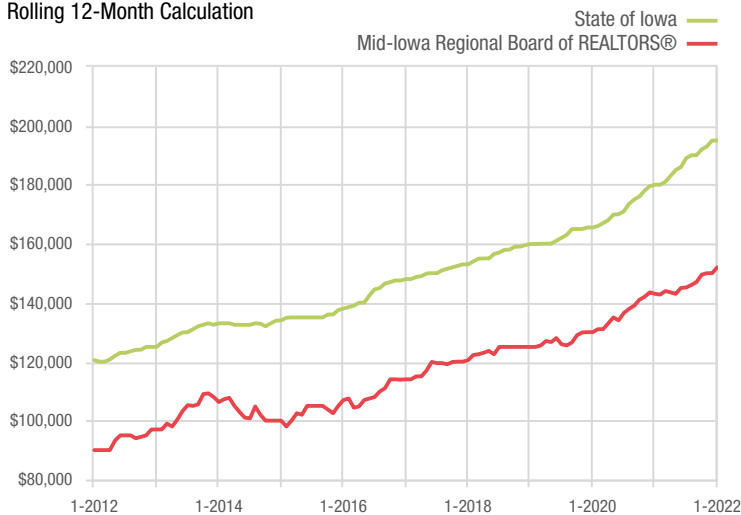
Single-Family Detached	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
New Listings	75	81	+ 8.0%	75	81	+ 8.0%
Pending Sales	70	78	+ 11.4%	70	78	+ 11.4%
Closed Sales	58	71	+ 22.4%	58	71	+ 22.4%
Days on Market Until Sale	52	31	- 40.4%	52	31	- 40.4%
Median Sales Price*	\$106,500	\$155,000	+ 45.5%	\$106,500	\$155,000	+ 45.5%
Average Sales Price*	\$134,661	\$166,437	+ 23.6%	\$134,661	\$166,437	+ 23.6%
Percent of List Price Received*	96.4%	96.7%	+ 0.3%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	170	156	- 8.2%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Townhouse-Condo	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	113	51	- 54.9%	113	51	- 54.9%
Median Sales Price*	\$163,000	\$209,950	+ 28.8%	\$163,000	\$209,950	+ 28.8%
Average Sales Price*	\$188,500	\$209,950	+ 11.4%	\$188,500	\$209,950	+ 11.4%
Percent of List Price Received*	98.1%	97.9%	- 0.2%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	4.2	1.9	- 54.8%	—	—	—

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

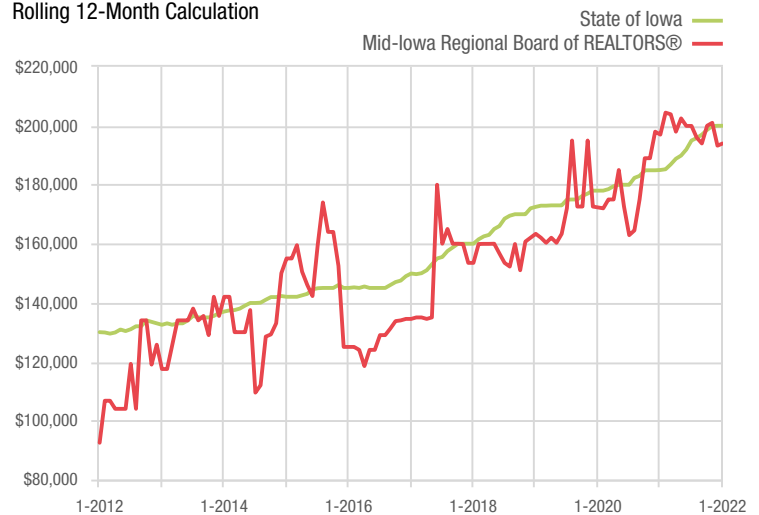
Median Sales Price - Single-Family Detached

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.