Local Market Update – January 2022

A Research Tool Provided by Iowa Association of REALTORS®

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
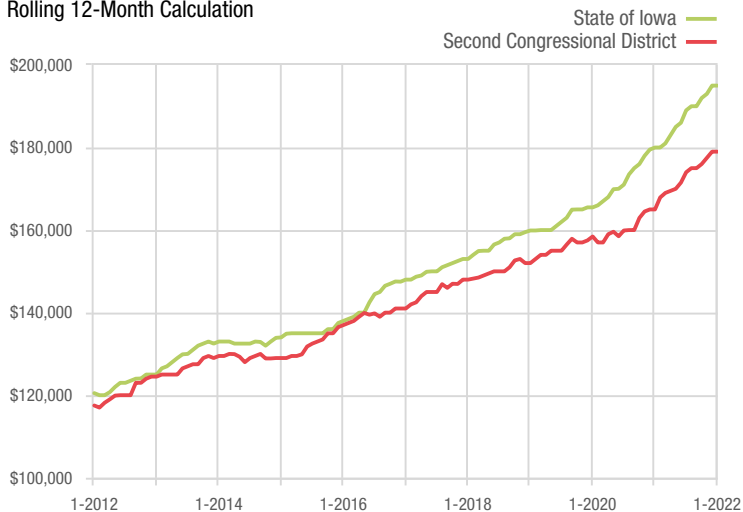
Single-Family Detached

Key Metrics	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	719	663	- 7.8%	719	663	- 7.8%
Pending Sales	561	620	+ 10.5%	561	620	+ 10.5%
Closed Sales	540	565	+ 4.6%	540	565	+ 4.6%
Days on Market Until Sale	53	44	- 17.0%	53	44	- 17.0%
Median Sales Price*	$160,750	$160,000	- 0.5%	$160,750	$160,000	- 0.5%
Average Sales Price*	$192,031	$200,579	+ 4.5%	$192,031	$200,579	+ 4.5%
Percent of List Price Received*	96.6%	97.5%	+ 0.9%	96.6%	97.5%	+ 0.9%
Inventory of Homes for Sale	1,588	1,349	- 15.1%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse-Condo

Key Metrics	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	250	181	- 27.6%	250	181	- 27.6%
Pending Sales	111	103	- 7.2%	111	103	- 7.2%
Closed Sales	77	99	+ 28.6%	77	99	+ 28.6%
Days on Market Until Sale	84	60	- 28.6%	84	60	- 28.6%
Median Sales Price*	$187,500	$224,000	+ 19.5%	$187,500	$224,000	+ 19.5%
Average Sales Price*	$209,278	$230,167	+ 10.0%	$209,278	$230,167	+ 10.0%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	389	360	- 7.5%	—	—	—
Months Supply of Inventory	3.1	2.5	- 19.4%	—	—	—

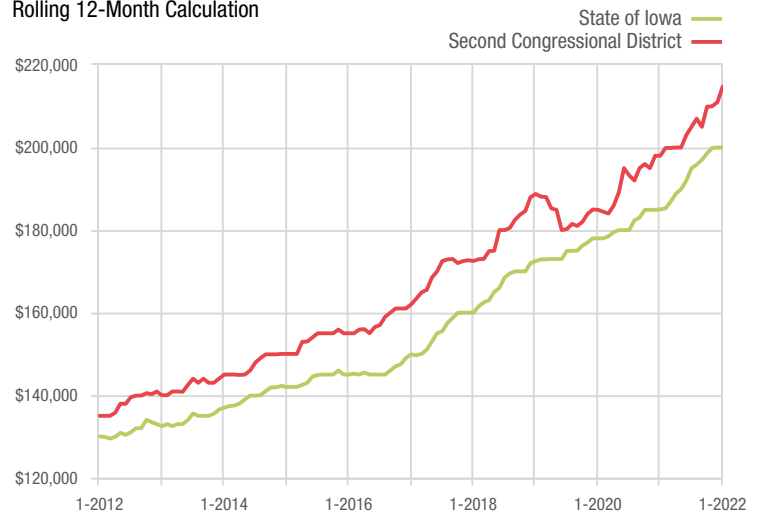* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

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.