

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

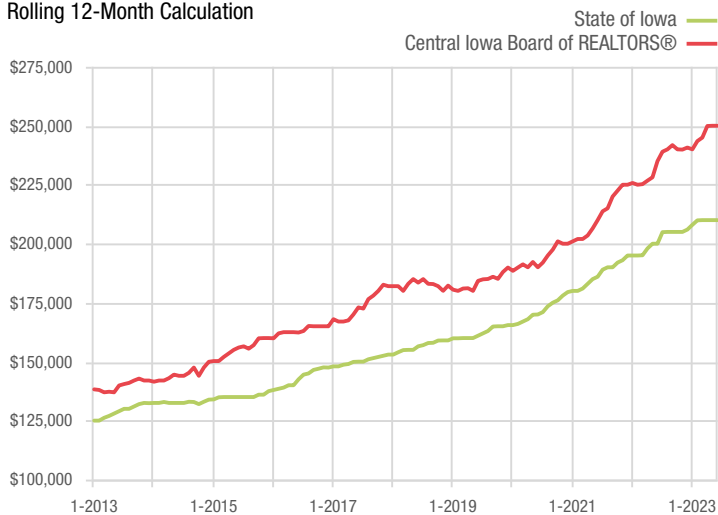
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	164	166	+ 1.2%	870	757	- 13.0%
Pending Sales	156	120	- 23.1%	815	631	- 22.6%
Closed Sales	176	141	- 19.9%	635	528	- 16.9%
Days on Market Until Sale	24	38	+ 58.3%	33	33	0.0%
Median Sales Price*	\$259,973	\$302,500	+ 16.4%	\$236,000	\$255,000	+ 8.1%
Average Sales Price*	\$297,639	\$333,275	+ 12.0%	\$271,559	\$286,361	+ 5.5%
Percent of List Price Received*	101.9%	99.5%	- 2.4%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	174	226	+ 29.9%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	15	16	+ 6.7%	95	67	- 29.5%
Pending Sales	17	15	- 11.8%	90	64	- 28.9%
Closed Sales	16	17	+ 6.3%	75	50	- 33.3%
Days on Market Until Sale	62	30	- 51.6%	50	36	- 28.0%
Median Sales Price*	\$179,950	\$299,900	+ 66.7%	\$195,000	\$238,250	+ 22.2%
Average Sales Price*	\$193,619	\$272,900	+ 40.9%	\$206,456	\$236,401	+ 14.5%
Percent of List Price Received*	100.3%	100.1%	- 0.2%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	24	25	+ 4.2%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

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

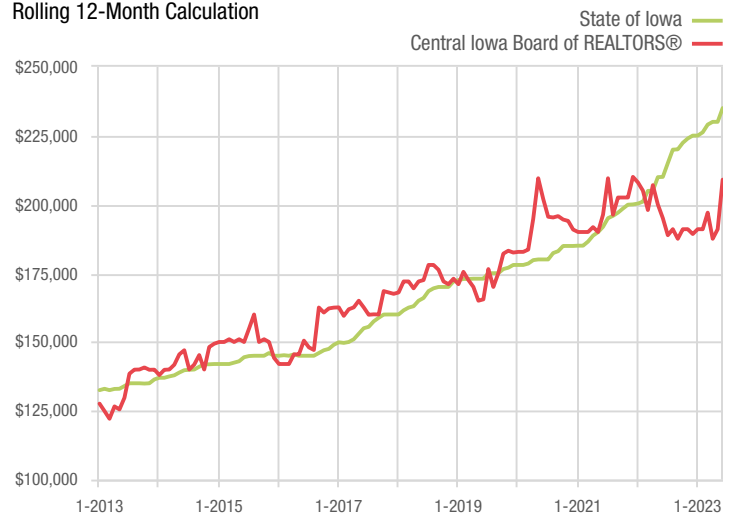
Median Sales Price - Single-Family Detached

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.