

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

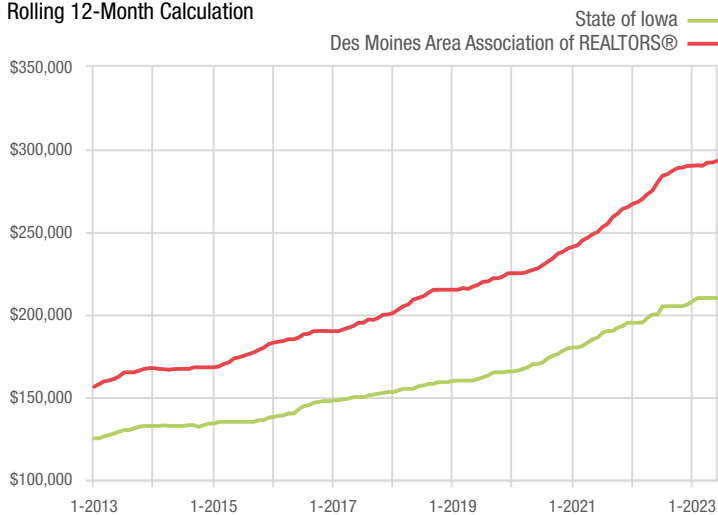
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1,427	1,253	- 12.2%	7,237	6,154	- 15.0%
Pending Sales	1,233	988	- 19.9%	7,270	5,551	- 23.6%
Closed Sales	1,340	1,129	- 15.7%	5,999	4,702	- 21.6%
Days on Market Until Sale	22	41	+ 86.4%	33	52	+ 57.6%
Median Sales Price*	\$305,350	\$313,990	+ 2.8%	\$290,000	\$299,900	+ 3.4%
Average Sales Price*	\$324,710	\$349,278	+ 7.6%	\$312,241	\$326,086	+ 4.4%
Percent of List Price Received*	101.1%	100.0%	- 1.1%	100.4%	99.2%	- 1.2%
Inventory of Homes for Sale	2,024	1,985	- 1.9%	—	—	—
Months Supply of Inventory	1.7	2.4	+ 41.2%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	225	219	- 2.7%	1,434	1,312	- 8.5%
Pending Sales	222	198	- 10.8%	1,453	1,146	- 21.1%
Closed Sales	247	218	- 11.7%	1,225	984	- 19.7%
Days on Market Until Sale	24	52	+ 116.7%	38	59	+ 55.3%
Median Sales Price*	\$215,000	\$240,575	+ 11.9%	\$221,400	\$240,000	+ 8.4%
Average Sales Price*	\$229,824	\$246,227	+ 7.1%	\$234,362	\$248,648	+ 6.1%
Percent of List Price Received*	100.9%	99.3%	- 1.6%	100.3%	99.1%	- 1.2%
Inventory of Homes for Sale	451	541	+ 20.0%	—	—	—
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—

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

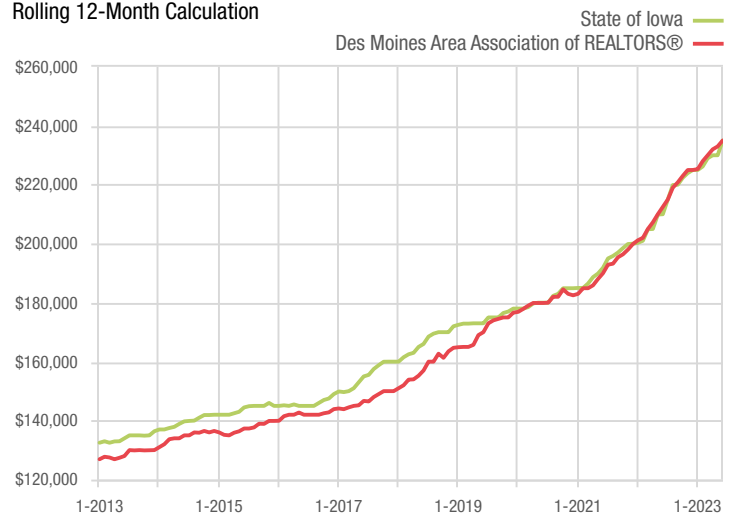
Median Sales Price - Single-Family Detached

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.