

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

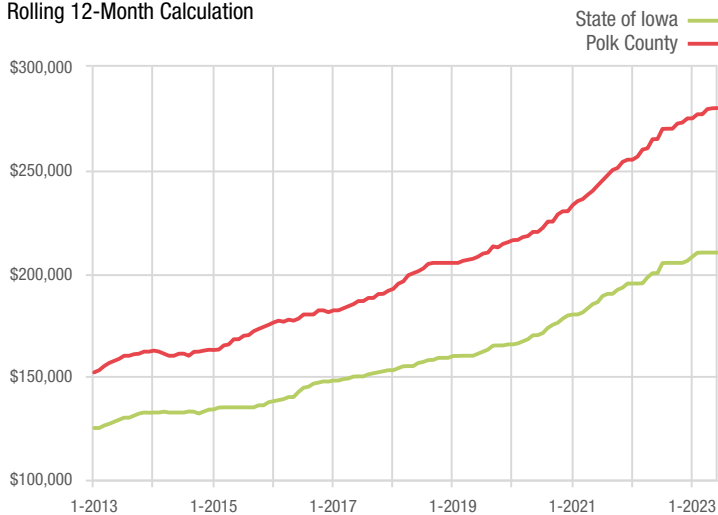
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	928	812	- 12.5%	4,702	3,922	- 16.6%
Pending Sales	799	644	- 19.4%	4,779	3,595	- 24.8%
Closed Sales	864	730	- 15.5%	3,916	3,089	- 21.1%
Days on Market Until Sale	18	34	+ 88.9%	30	46	+ 53.3%
Median Sales Price*	\$289,950	\$300,000	+ 3.5%	\$272,000	\$282,000	+ 3.7%
Average Sales Price*	\$304,620	\$335,285	+ 10.1%	\$292,555	\$309,012	+ 5.6%
Percent of List Price Received*	101.4%	100.1%	- 1.3%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	1,134	1,063	- 6.3%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	144	149	+ 3.5%	922	855	- 7.3%
Pending Sales	143	123	- 14.0%	962	712	- 26.0%
Closed Sales	168	144	- 14.3%	791	620	- 21.6%
Days on Market Until Sale	19	51	+ 168.4%	37	55	+ 48.6%
Median Sales Price*	\$208,250	\$239,000	+ 14.8%	\$210,000	\$230,000	+ 9.5%
Average Sales Price*	\$221,013	\$242,435	+ 9.7%	\$225,769	\$236,260	+ 4.6%
Percent of List Price Received*	100.9%	99.1%	- 1.8%	100.2%	99.0%	- 1.2%
Inventory of Homes for Sale	260	330	+ 26.9%	—	—	—
Months Supply of Inventory	1.7	2.9	+ 70.6%	—	—	—

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

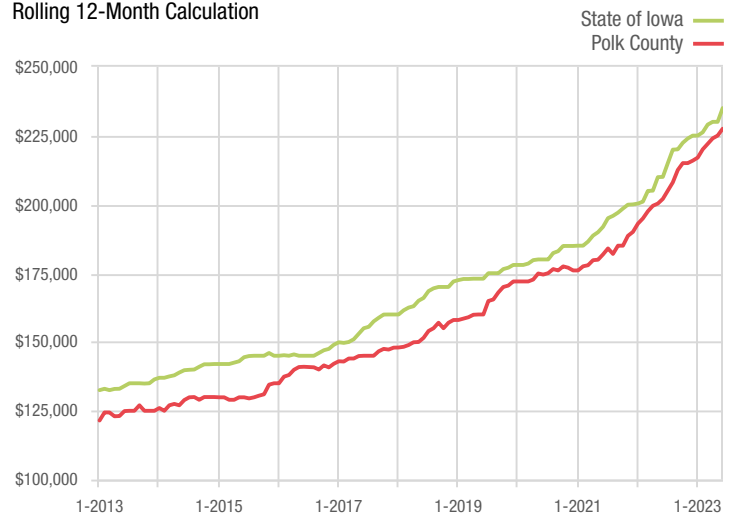
Median Sales Price - Single-Family Detached

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.