

# Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Pottawattamie County

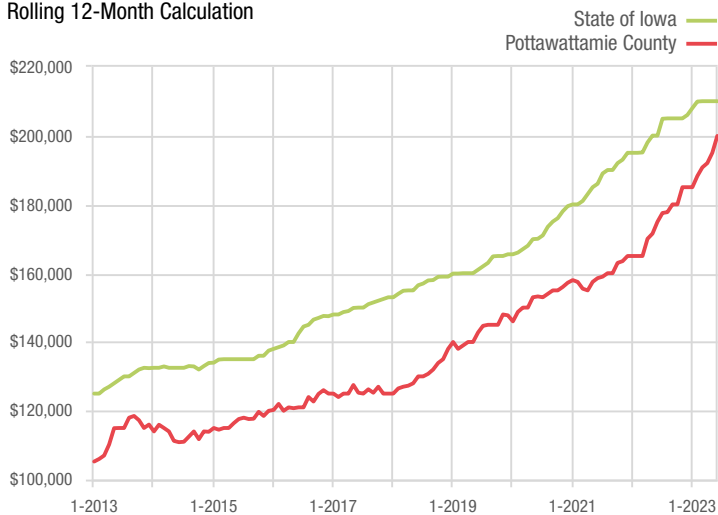
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	156	<b>116</b>	- 25.6%	711	<b>587</b>	- 17.4%
Pending Sales	129	<b>91</b>	- 29.5%	635	<b>514</b>	- 19.1%
Closed Sales	152	<b>116</b>	- 23.7%	577	<b>493</b>	- 14.6%
Days on Market Until Sale	10	<b>7</b>	- 30.0%	13	<b>12</b>	- 7.7%
Median Sales Price*	\$195,250	<b>\$227,500</b>	+ 16.5%	\$179,000	<b>\$205,000</b>	+ 14.5%
Average Sales Price*	\$237,496	<b>\$252,624</b>	+ 6.4%	\$218,390	<b>\$239,945</b>	+ 9.9%
Percent of List Price Received*	101.3%	<b>101.2%</b>	- 0.1%	100.7%	<b>101.0%</b>	+ 0.3%
Inventory of Homes for Sale	76	<b>73</b>	- 3.9%	—	—	—
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	<b>5</b>	+ 66.7%	20	<b>41</b>	+ 105.0%
Pending Sales	1	<b>6</b>	+ 500.0%	15	<b>35</b>	+ 133.3%
Closed Sales	3	<b>7</b>	+ 133.3%	16	<b>33</b>	+ 106.3%
Days on Market Until Sale	3	<b>67</b>	+ 2,133.3%	5	<b>21</b>	+ 320.0%
Median Sales Price*	\$255,000	<b>\$362,923</b>	+ 42.3%	\$237,992	<b>\$315,000</b>	+ 32.4%
Average Sales Price*	\$222,000	<b>\$335,620</b>	+ 51.2%	\$239,437	<b>\$289,409</b>	+ 20.9%
Percent of List Price Received*	103.7%	<b>101.6%</b>	- 2.0%	102.1%	<b>99.6%</b>	- 2.4%
Inventory of Homes for Sale	6	<b>6</b>	0.0%	—	—	—
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	—	—	—

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

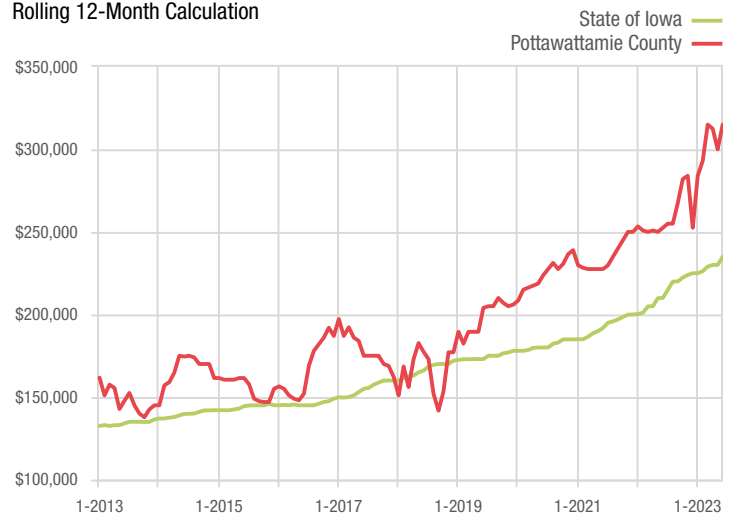
### Median Sales Price - Single-Family Detached

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.