

# Local Market Update – June 2023

A Research Tool Provided by 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

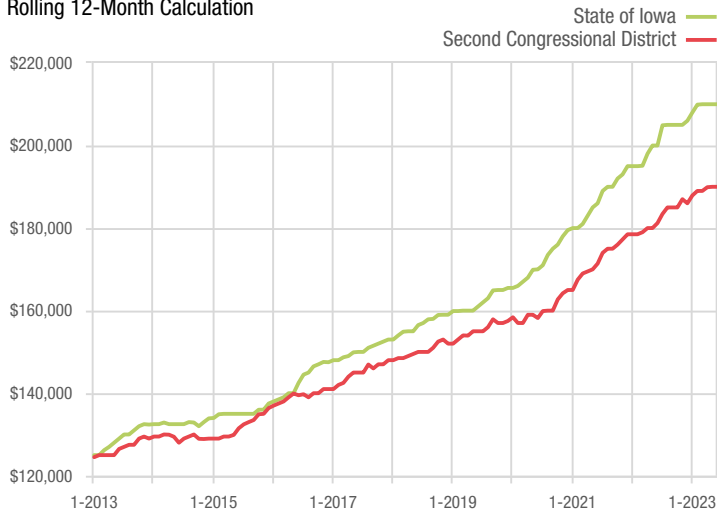
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1,235	<b>1,026</b>	- 16.9%	5,924	<b>4,839</b>	- 18.3%
Pending Sales	1,039	<b>786</b>	- 24.4%	5,328	<b>4,220</b>	- 20.8%
Closed Sales	1,036	<b>877</b>	- 15.3%	4,502	<b>3,615</b>	- 19.7%
Days on Market Until Sale	27	<b>35</b>	+ 29.6%	37	<b>43</b>	+ 16.2%
Median Sales Price*	\$217,000	<b>\$221,125</b>	+ 1.9%	\$185,000	<b>\$195,000</b>	+ 5.4%
Average Sales Price*	\$258,188	<b>\$276,692</b>	+ 7.2%	\$232,685	<b>\$244,357</b>	+ 5.0%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	98.7%	<b>97.9%</b>	- 0.8%
Inventory of Homes for Sale	1,352	<b>1,446</b>	+ 7.0%	—	—	—
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	161	<b>134</b>	- 16.8%	1,086	<b>957</b>	- 11.9%
Pending Sales	150	<b>138</b>	- 8.0%	921	<b>714</b>	- 22.5%
Closed Sales	201	<b>187</b>	- 7.0%	809	<b>608</b>	- 24.8%
Days on Market Until Sale	43	<b>52</b>	+ 20.9%	48	<b>52</b>	+ 8.3%
Median Sales Price*	\$249,900	<b>\$262,000</b>	+ 4.8%	\$240,000	<b>\$257,500</b>	+ 7.3%
Average Sales Price*	\$248,464	<b>\$258,988</b>	+ 4.2%	\$242,124	<b>\$263,181</b>	+ 8.7%
Percent of List Price Received*	100.8%	<b>99.7%</b>	- 1.1%	100.3%	<b>99.3%</b>	- 1.0%
Inventory of Homes for Sale	346	<b>322</b>	- 6.9%	—	—	—
Months Supply of Inventory	2.5	<b>3.1</b>	+ 24.0%	—	—	—

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

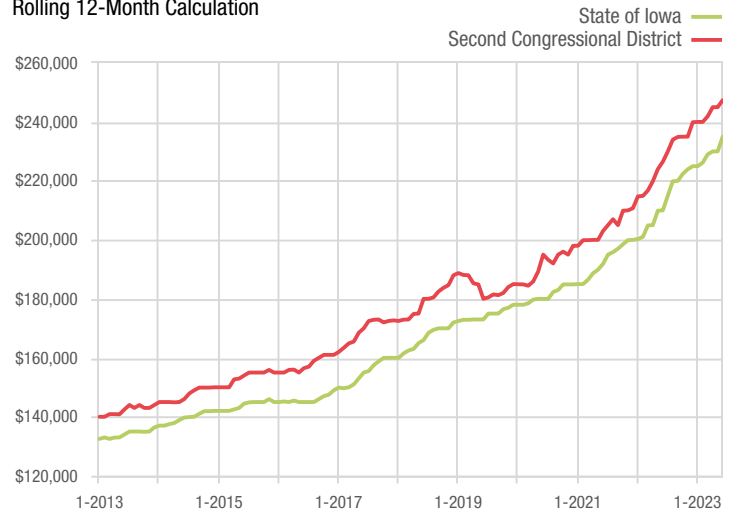
### Median Sales Price - Single-Family Detached

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.