

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

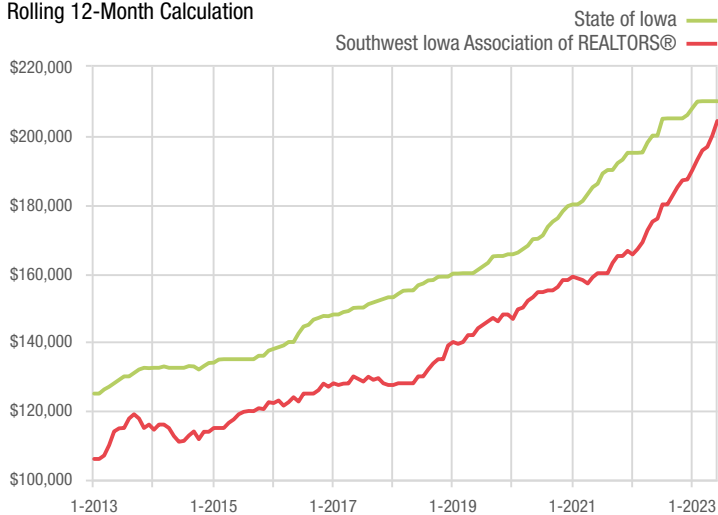
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	173	127	- 26.6%	797	655	- 17.8%
Pending Sales	140	96	- 31.4%	702	561	- 20.1%
Closed Sales	169	121	- 28.4%	635	540	- 15.0%
Days on Market Until Sale	10	8	- 20.0%	14	13	- 7.1%
Median Sales Price*	\$200,000	\$227,500	+ 13.8%	\$182,500	\$210,000	+ 15.1%
Average Sales Price*	\$246,575	\$253,774	+ 2.9%	\$224,493	\$245,753	+ 9.5%
Percent of List Price Received*	101.4%	101.1%	- 0.3%	100.7%	100.7%	0.0%
Inventory of Homes for Sale	93	92	- 1.1%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	5	+ 66.7%	20	44	+ 120.0%
Pending Sales	1	6	+ 500.0%	15	36	+ 140.0%
Closed Sales	3	7	+ 133.3%	16	34	+ 112.5%
Days on Market Until Sale	3	67	+ 2,133.3%	5	20	+ 300.0%
Median Sales Price*	\$255,000	\$362,923	+ 42.3%	\$237,992	\$315,000	+ 32.4%
Average Sales Price*	\$222,000	\$335,620	+ 51.2%	\$239,437	\$291,188	+ 21.6%
Percent of List Price Received*	103.7%	101.6%	- 2.0%	102.1%	99.6%	- 2.4%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.7	1.7	0.0%	—	—	—

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

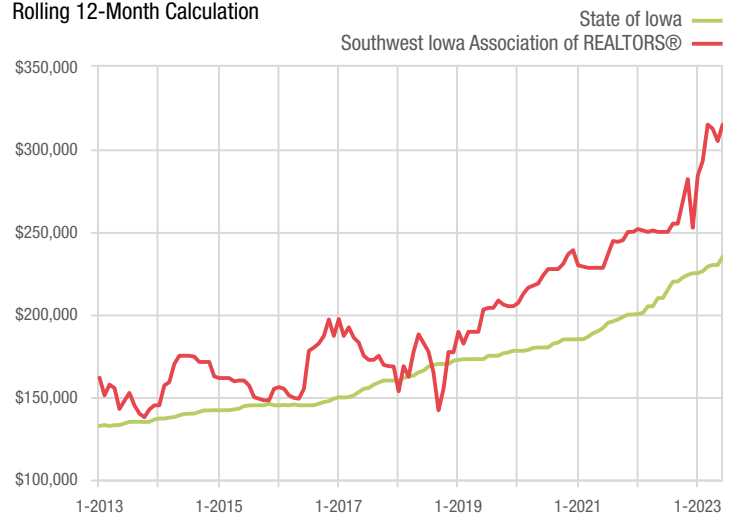
Median Sales Price - Single-Family Detached

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.