

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

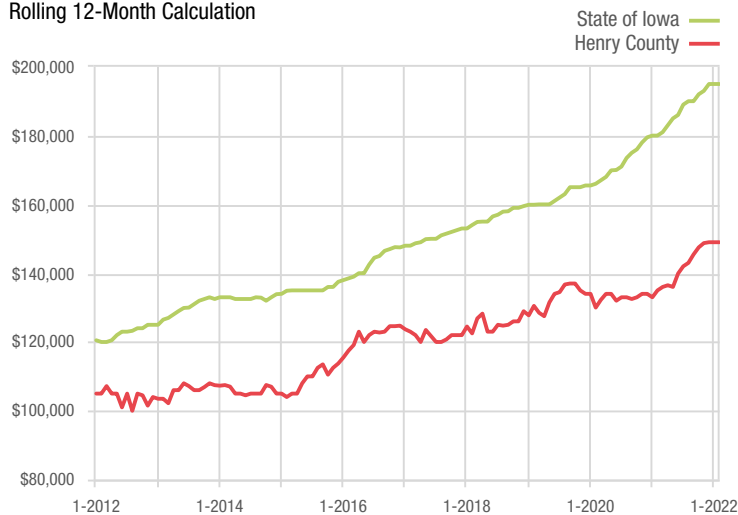
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	37	35	- 5.4%	72	60	- 16.7%
Pending Sales	44	37	- 15.9%	84	75	- 10.7%
Closed Sales	37	31	- 16.2%	68	77	+ 13.2%
Days on Market Until Sale	70	34	- 51.4%	69	37	- 46.4%
Median Sales Price*	\$144,200	\$145,000	+ 0.6%	\$122,500	\$125,000	+ 2.0%
Average Sales Price*	\$153,620	\$143,777	- 6.4%	\$137,261	\$134,878	- 1.7%
Percent of List Price Received*	95.8%	99.5%	+ 3.9%	94.8%	97.0%	+ 2.3%
Inventory of Homes for Sale	56	61	+ 8.9%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	2	0	- 100.0%	4	0	- 100.0%
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	1	—	—	4	20	+ 400.0%
Median Sales Price*	\$106,500	—	—	\$154,000	\$150,000	- 2.6%
Average Sales Price*	\$106,500	—	—	\$125,167	\$150,000	+ 19.8%
Percent of List Price Received*	100.6%	—	—	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.8	0.7	- 81.6%	—	—	—

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

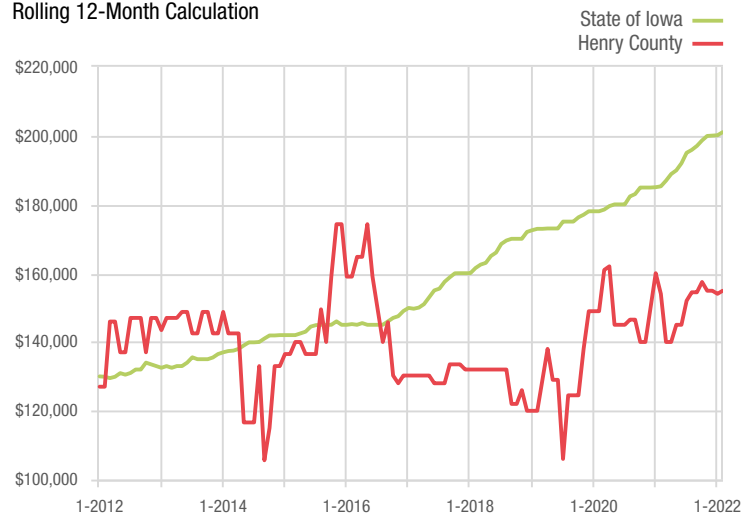
Median Sales Price - Single-Family Detached

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.