

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

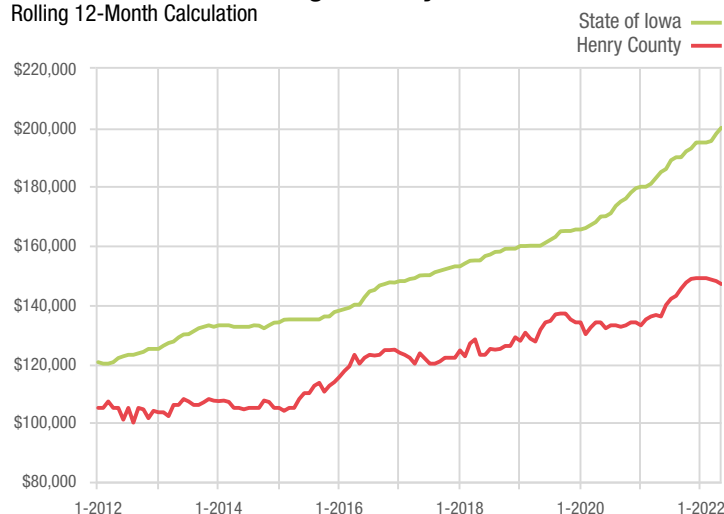
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	81	63	- 22.2%	260	241	- 7.3%
Pending Sales	68	55	- 19.1%	256	235	- 8.2%
Closed Sales	48	60	+ 25.0%	206	227	+ 10.2%
Days on Market Until Sale	47	33	- 29.8%	57	34	- 40.4%
Median Sales Price*	\$148,750	\$141,450	- 4.9%	\$142,500	\$135,000	- 5.3%
Average Sales Price*	\$186,795	\$160,056	- 14.3%	\$160,469	\$156,501	- 2.5%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	96.5%	98.3%	+ 1.9%
Inventory of Homes for Sale	62	57	- 8.1%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	1	0.0%	7	3	- 57.1%
Pending Sales	0	1	—	6	5	- 16.7%
Closed Sales	2	1	- 50.0%	8	4	- 50.0%
Days on Market Until Sale	82	104	+ 26.8%	59	32	- 45.8%
Median Sales Price*	\$152,450	\$173,000	+ 13.5%	\$145,000	\$161,500	+ 11.4%
Average Sales Price*	\$152,450	\$173,000	+ 13.5%	\$120,175	\$146,225	+ 21.7%
Percent of List Price Received*	98.4%	93.5%	- 5.0%	97.4%	98.4%	+ 1.0%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.6	0.7	- 73.1%	—	—	—

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

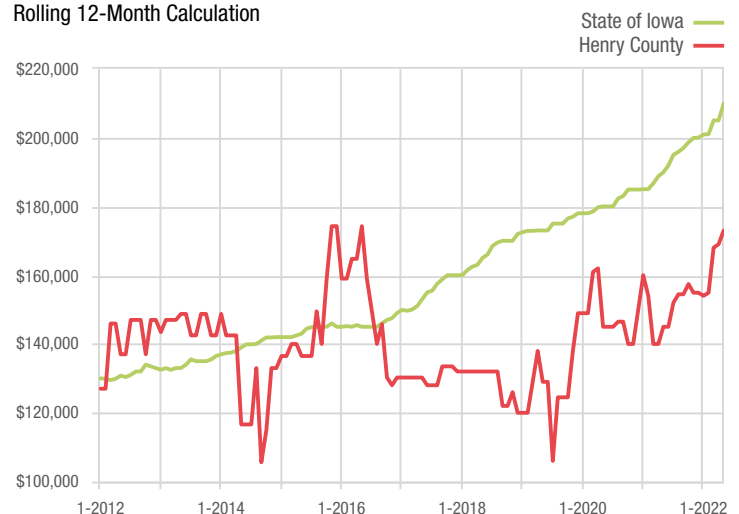
Median Sales Price - Single-Family Detached

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.