

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

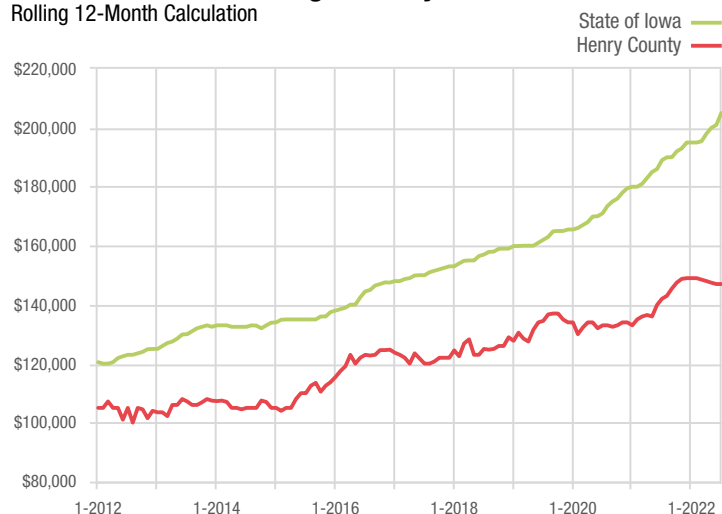
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	88	46	- 47.7%	426	368	- 13.6%
Pending Sales	65	50	- 23.1%	382	351	- 8.1%
Closed Sales	78	38	- 51.3%	351	320	- 8.8%
Days on Market Until Sale	17	13	- 23.5%	41	30	- 26.8%
Median Sales Price*	\$150,250	\$170,500	+ 13.5%	\$149,000	\$145,000	- 2.7%
Average Sales Price*	\$176,857	\$189,668	+ 7.2%	\$168,668	\$164,862	- 2.3%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	92	62	- 32.6%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	1	- 50.0%	12	5	- 58.3%
Pending Sales	1	0	- 100.0%	9	6	- 33.3%
Closed Sales	1	2	+ 100.0%	9	6	- 33.3%
Days on Market Until Sale	5	4	- 20.0%	53	23	- 56.6%
Median Sales Price*	\$228,000	\$329,500	+ 44.5%	\$150,000	\$188,950	+ 26.0%
Average Sales Price*	\$228,000	\$329,500	+ 44.5%	\$132,156	\$207,317	+ 56.9%
Percent of List Price Received*	101.3%	100.5%	- 0.8%	97.9%	99.1%	+ 1.2%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

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

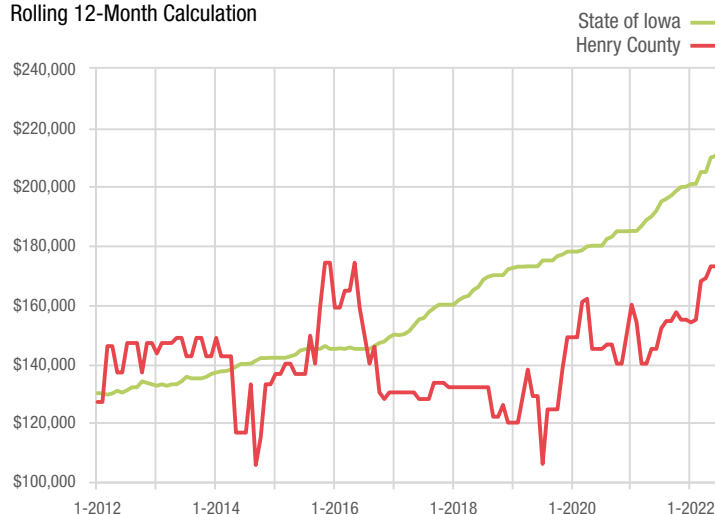
Median Sales Price - Single-Family Detached

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.