

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Wapello County

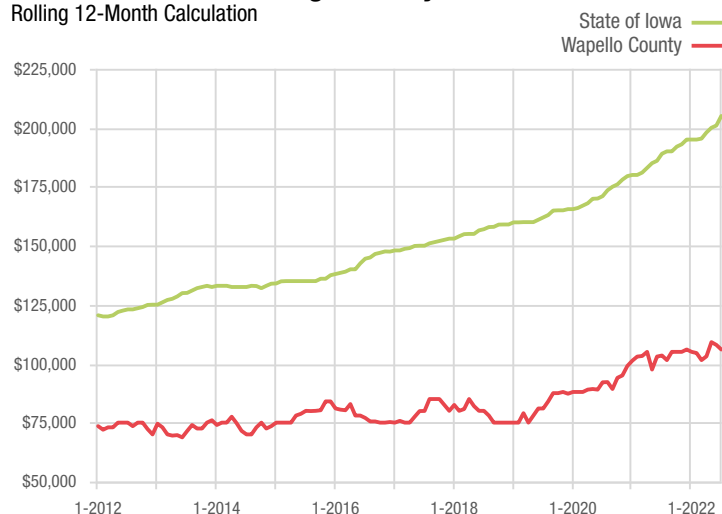
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	47	1	- 97.9%	267	222	- 16.9%
Pending Sales	30	1	- 96.7%	225	176	- 21.8%
Closed Sales	37	2	- 94.6%	212	159	- 25.0%
Days on Market Until Sale	39	2	- 94.9%	46	37	- 19.6%
Median Sales Price*	\$120,000	\$98,500	- 17.9%	\$108,750	\$108,000	- 0.7%
Average Sales Price*	\$131,274	\$98,500	- 25.0%	\$120,350	\$124,767	+ 3.7%
Percent of List Price Received*	98.0%	102.2%	+ 4.3%	95.8%	97.2%	+ 1.5%
Inventory of Homes for Sale	64	73	+ 14.1%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	1	—	2	2	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	3	—	—	4	1	- 75.0%
Median Sales Price*	\$57,000	—	—	\$95,500	\$199,000	+ 108.4%
Average Sales Price*	\$57,000	—	—	\$95,500	\$199,000	+ 108.4%
Percent of List Price Received*	87.7%	—	—	93.8%	100.0%	+ 6.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

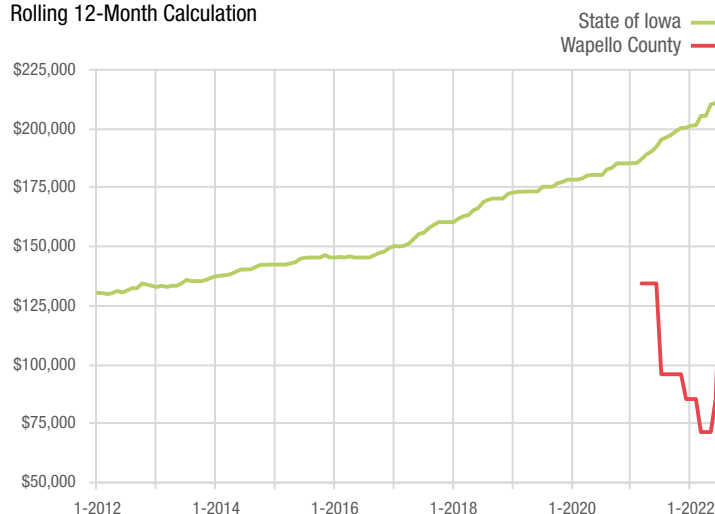
### Median Sales Price - Single-Family Detached

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.