

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

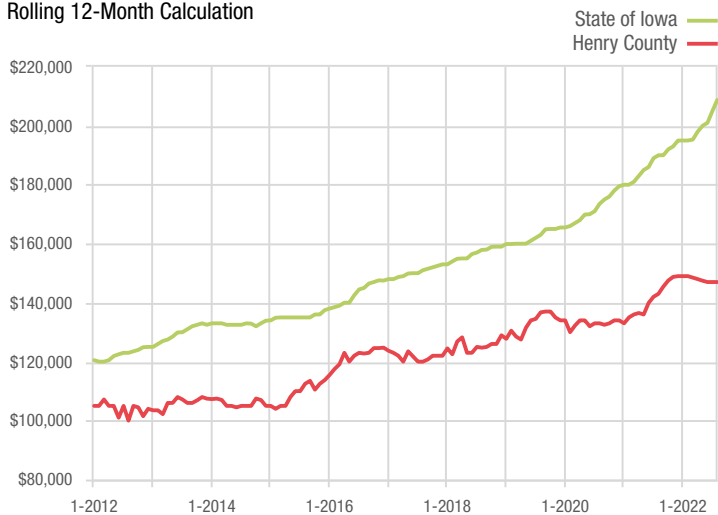
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	71	50	- 29.6%	497	421	- 15.3%
Pending Sales	65	42	- 35.4%	447	394	- 11.9%
Closed Sales	55	54	- 1.8%	406	375	- 7.6%
Days on Market Until Sale	20	21	+ 5.0%	38	29	- 23.7%
Median Sales Price*	\$152,500	\$165,000	+ 8.2%	\$149,250	\$146,000	- 2.2%
Average Sales Price*	\$163,384	\$200,032	+ 22.4%	\$167,953	\$169,858	+ 1.1%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	93	68	- 26.9%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	14	5	- 64.3%
Pending Sales	3	0	- 100.0%	12	6	- 50.0%
Closed Sales	2	0	- 100.0%	11	6	- 45.5%
Days on Market Until Sale	8	—	—	45	23	- 48.9%
Median Sales Price*	\$453,750	—	—	\$154,000	\$188,950	+ 22.7%
Average Sales Price*	\$453,750	—	—	\$190,627	\$207,317	+ 8.8%
Percent of List Price Received*	110.2%	—	—	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

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

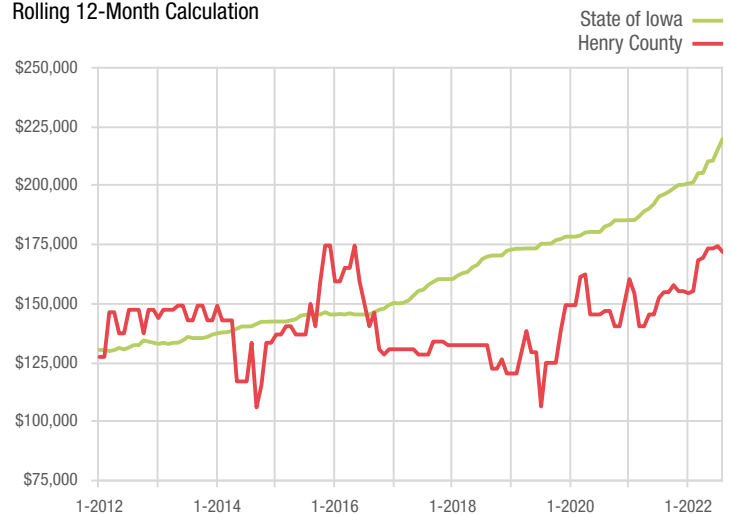
Median Sales Price - Single-Family Detached

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.