

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

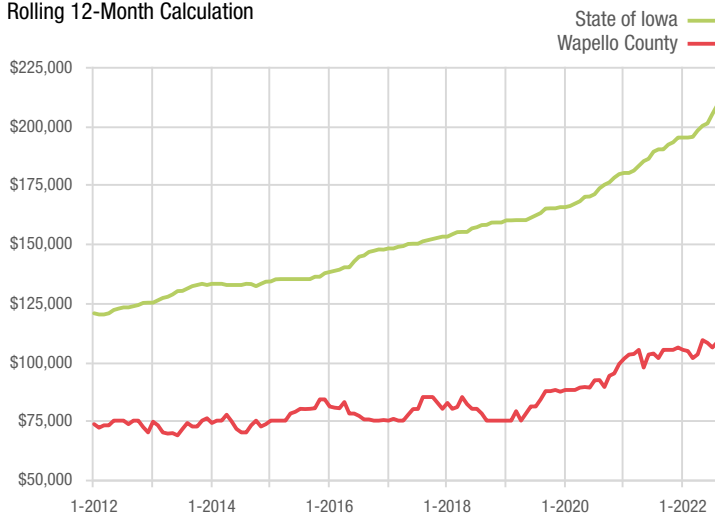
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	33	2	- 93.9%	300	224	- 25.3%
Pending Sales	35	0	- 100.0%	260	176	- 32.3%
Closed Sales	38	2	- 94.7%	250	161	- 35.6%
Days on Market Until Sale	32	28	- 12.5%	44	37	- 15.9%
Median Sales Price*	\$87,000	\$136,750	+ 57.2%	\$104,450	\$108,000	+ 3.4%
Average Sales Price*	\$112,055	\$136,750	+ 22.0%	\$119,089	\$124,916	+ 4.9%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	96.1%	97.2%	+ 1.1%
Inventory of Homes for Sale	58	75	+ 29.3%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	1	—	2	2	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	4	1	- 75.0%
Median Sales Price*	—	—	—	\$95,500	\$199,000	+ 108.4%
Average Sales Price*	—	—	—	\$95,500	\$199,000	+ 108.4%
Percent of List Price Received*	—	—	—	93.8%	100.0%	+ 6.6%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

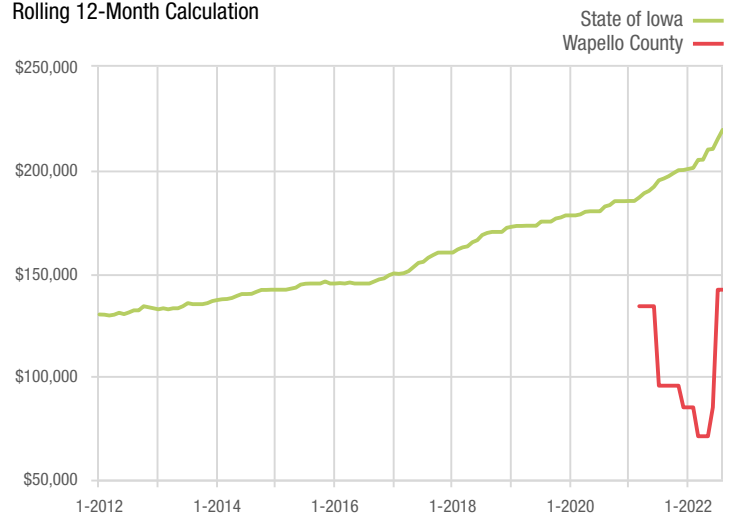
Median Sales Price - Single-Family Detached

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.