

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

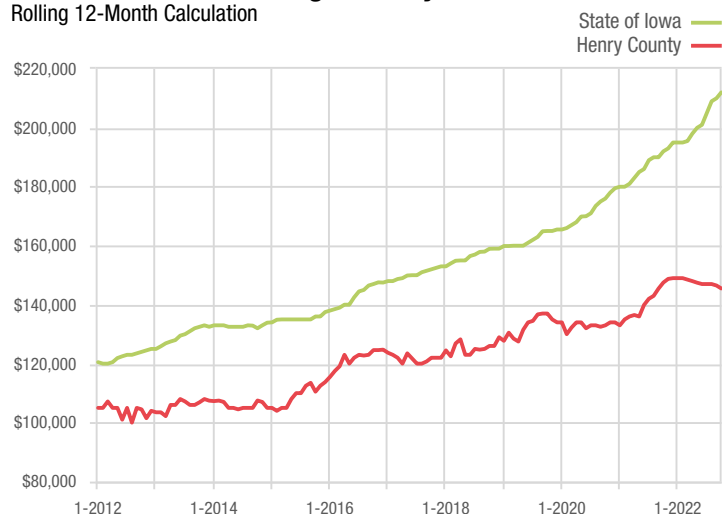
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	76	26	- 65.8%	644	492	- 23.6%
Pending Sales	59	27	- 54.2%	562	455	- 19.0%
Closed Sales	59	39	- 33.9%	531	456	- 14.1%
Days on Market Until Sale	25	21	- 16.0%	34	27	- 20.6%
Median Sales Price*	\$148,000	\$146,000	- 1.4%	\$149,500	\$146,000	- 2.3%
Average Sales Price*	\$171,014	\$196,006	+ 14.6%	\$167,114	\$173,231	+ 3.7%
Percent of List Price Received*	97.9%	97.9%	0.0%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	99	71	- 28.3%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	1	0.0%	16	7	- 56.3%
Pending Sales	1	1	0.0%	14	7	- 50.0%
Closed Sales	1	0	- 100.0%	15	6	- 60.0%
Days on Market Until Sale	0	—	—	42	23	- 45.2%
Median Sales Price*	\$170,000	—	—	\$154,000	\$188,950	+ 22.7%
Average Sales Price*	\$170,000	—	—	\$181,693	\$207,317	+ 14.1%
Percent of List Price Received*	100.0%	—	—	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

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

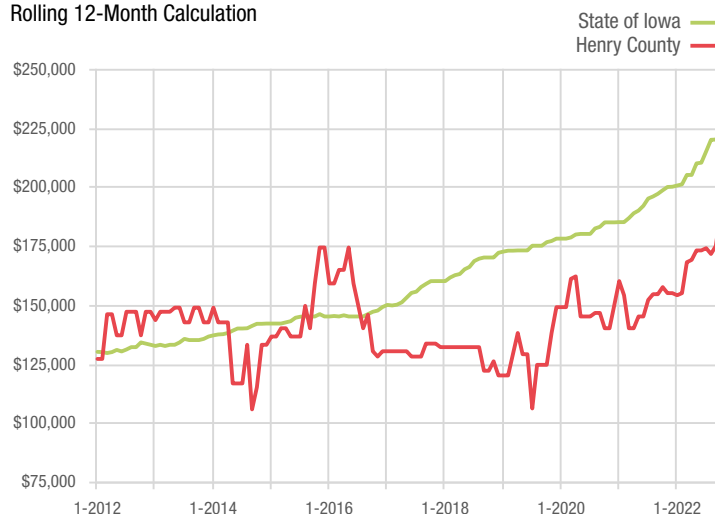
Median Sales Price - Single-Family Detached

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.