

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

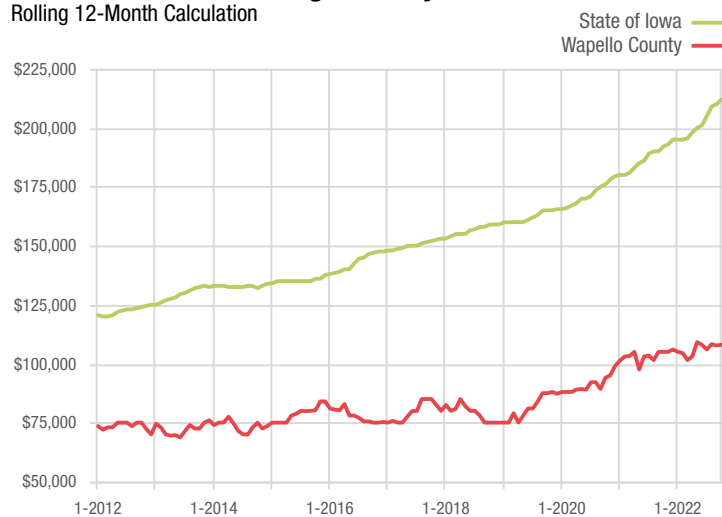
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	37	0	- 100.0%	383	225	- 41.3%
Pending Sales	44	1	- 97.7%	338	179	- 47.0%
Closed Sales	27	2	- 92.6%	311	164	- 47.3%
Days on Market Until Sale	48	76	+ 58.3%	45	38	- 15.6%
Median Sales Price*	\$104,000	\$135,750	+ 30.5%	\$105,000	\$107,750	+ 2.6%
Average Sales Price*	\$116,993	\$135,750	+ 16.0%	\$121,179	\$124,652	+ 2.9%
Percent of List Price Received*	92.2%	109.7%	+ 19.0%	95.9%	97.1%	+ 1.3%
Inventory of Homes for Sale	56	71	+ 26.8%	—	—	—
Months Supply of Inventory	1.7	3.3	+ 94.1%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	4	4	0.0%
Median Sales Price*	—	—	—	\$95,500	\$234,500	+ 145.5%
Average Sales Price*	—	—	—	\$95,500	\$234,500	+ 145.5%
Percent of List Price Received*	—	—	—	93.8%	98.2%	+ 4.7%
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.

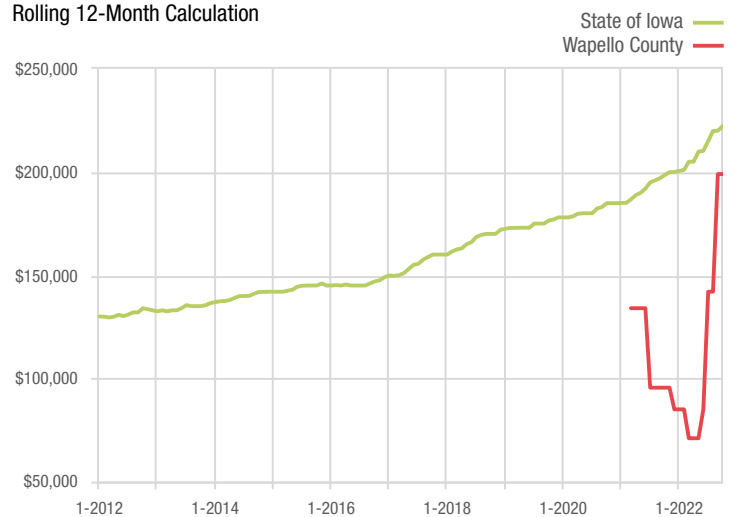
Median Sales Price - Single-Family Detached

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.