

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

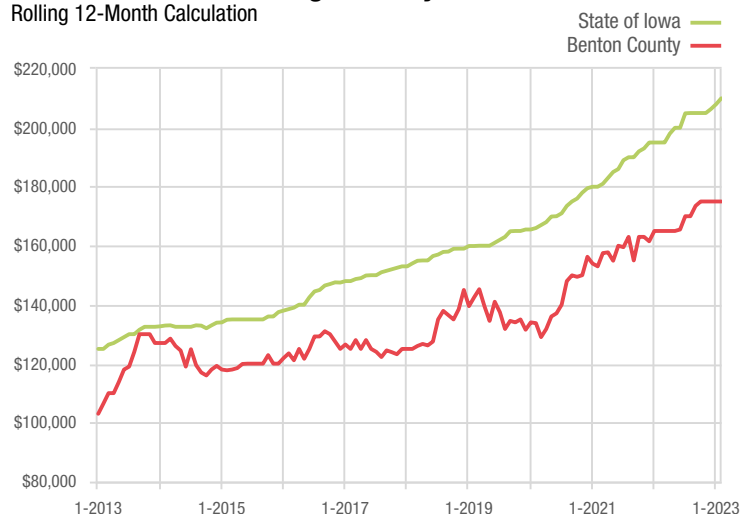
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	16	12	- 25.0%	36	28	- 22.2%
Pending Sales	17	16	- 5.9%	42	32	- 23.8%
Closed Sales	23	16	- 30.4%	42	29	- 31.0%
Days on Market Until Sale	41	48	+ 17.1%	36	40	+ 11.1%
Median Sales Price*	\$180,000	\$175,000	- 2.8%	\$169,500	\$175,000	+ 3.2%
Average Sales Price*	\$191,196	\$203,460	+ 6.4%	\$185,117	\$201,230	+ 8.7%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	97.4%	96.8%	- 0.6%
Inventory of Homes for Sale	31	38	+ 22.6%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	4	—	1	4	+ 300.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	237	—	—	237	—	—
Median Sales Price*	\$66,000	—	—	\$66,000	—	—
Average Sales Price*	\$66,000	—	—	\$66,000	—	—
Percent of List Price Received*	95.7%	—	—	95.7%	—	—
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

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

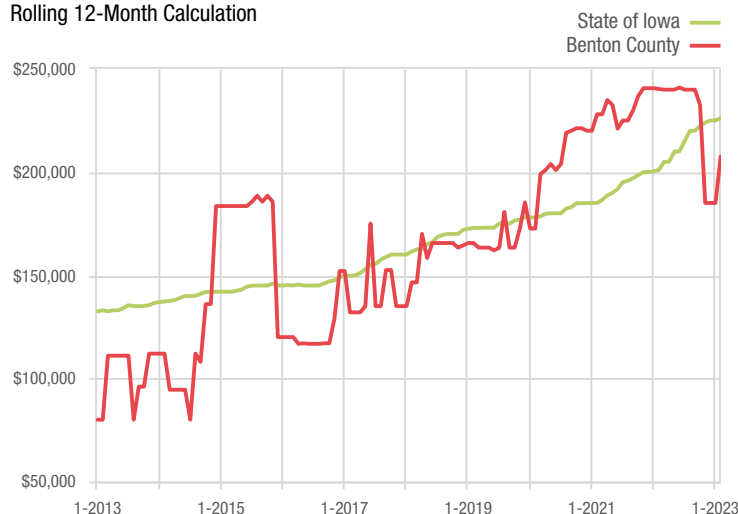
Median Sales Price - Single-Family Detached

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.