

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Black Hawk County

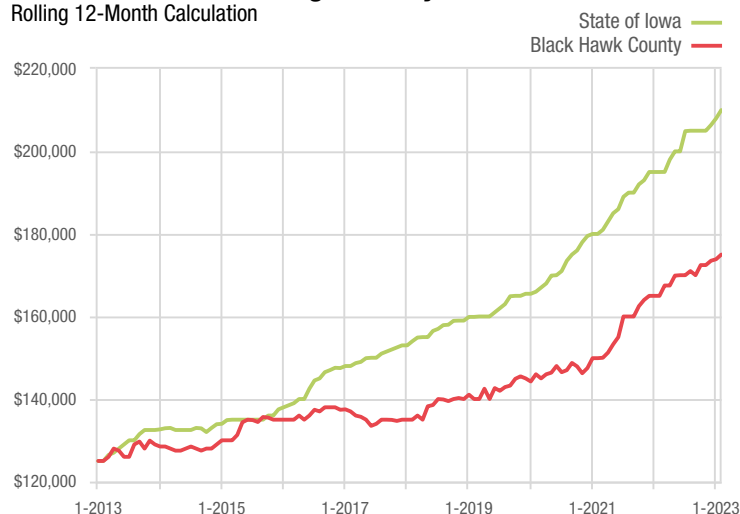
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	115	91	- 20.9%	217	171	- 21.2%
Pending Sales	112	97	- 13.4%	241	186	- 22.8%
Closed Sales	95	76	- 20.0%	195	143	- 26.7%
Days on Market Until Sale	35	33	- 5.7%	32	33	+ 3.1%
Median Sales Price*	\$148,500	<b>\$173,250</b>	+ 16.7%	\$164,000	<b>\$173,500</b>	+ 5.8%
Average Sales Price*	\$174,739	<b>\$187,310</b>	+ 7.2%	\$188,929	<b>\$207,132</b>	+ 9.6%
Percent of List Price Received*	97.5%	<b>97.0%</b>	- 0.5%	97.4%	<b>97.5%</b>	+ 0.1%
Inventory of Homes for Sale	98	<b>104</b>	+ 6.1%	—	—	—
Months Supply of Inventory	0.6	<b>0.8</b>	+ 33.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	13	+ 62.5%	21	29	+ 38.1%
Pending Sales	8	11	+ 37.5%	21	20	- 4.8%
Closed Sales	10	9	- 10.0%	22	16	- 27.3%
Days on Market Until Sale	23	23	0.0%	31	40	+ 29.0%
Median Sales Price*	\$152,250	<b>\$172,000</b>	+ 13.0%	\$152,250	<b>\$199,700</b>	+ 31.2%
Average Sales Price*	\$147,200	<b>\$190,744</b>	+ 29.6%	\$155,273	<b>\$211,864</b>	+ 36.4%
Percent of List Price Received*	98.6%	<b>100.9%</b>	+ 2.3%	98.1%	<b>100.3%</b>	+ 2.2%
Inventory of Homes for Sale	12	<b>22</b>	+ 83.3%	—	—	—
Months Supply of Inventory	0.9	<b>1.6</b>	+ 77.8%	—	—	—

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

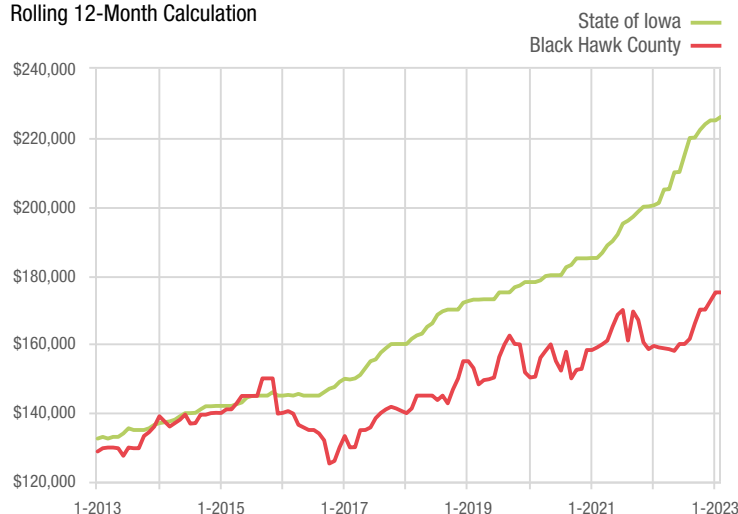
### Median Sales Price - Single-Family Detached

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.