

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

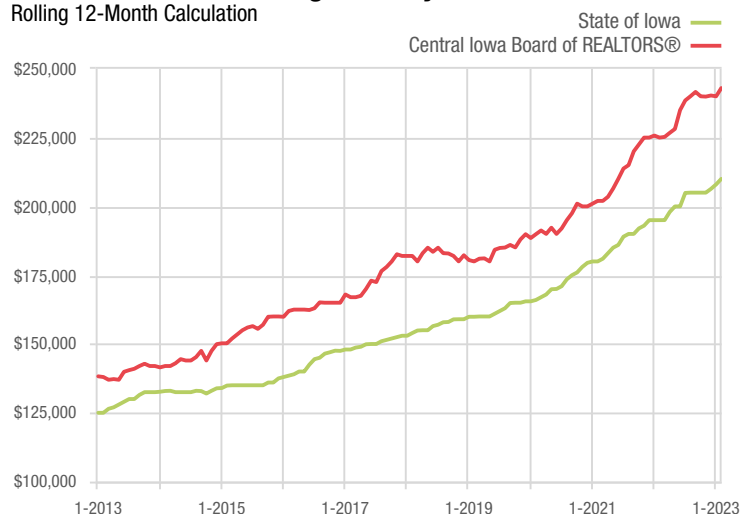
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	94	87	- 7.4%	197	162	- 17.8%
Pending Sales	86	78	- 9.3%	172	164	- 4.7%
Closed Sales	68	41	- 39.7%	140	90	- 35.7%
Days on Market Until Sale	67	34	- 49.3%	53	37	- 30.2%
Median Sales Price*	\$188,500	<b>\$246,000</b>	+ 30.5%	\$197,000	<b>\$219,500</b>	+ 11.4%
Average Sales Price*	\$223,667	<b>\$292,124</b>	+ 30.6%	\$243,774	<b>\$256,493</b>	+ 5.2%
Percent of List Price Received*	97.6%	<b>98.5%</b>	+ 0.9%	97.6%	<b>98.2%</b>	+ 0.6%
Inventory of Homes for Sale	186	126	- 32.3%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	12	7	- 41.7%	23	18	- 21.7%
Pending Sales	13	4	- 69.2%	20	15	- 25.0%
Closed Sales	10	7	- 30.0%	17	11	- 35.3%
Days on Market Until Sale	41	57	+ 39.0%	43	47	+ 9.3%
Median Sales Price*	\$178,950	<b>\$159,900</b>	- 10.6%	\$192,000	<b>\$210,000</b>	+ 9.4%
Average Sales Price*	\$188,115	<b>\$178,814</b>	- 4.9%	\$182,103	<b>\$208,132</b>	+ 14.3%
Percent of List Price Received*	96.6%	<b>96.6%</b>	0.0%	97.2%	<b>97.0%</b>	- 0.2%
Inventory of Homes for Sale	27	30	+ 11.1%	—	—	—
Months Supply of Inventory	2.1	2.6	+ 23.8%	—	—	—

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

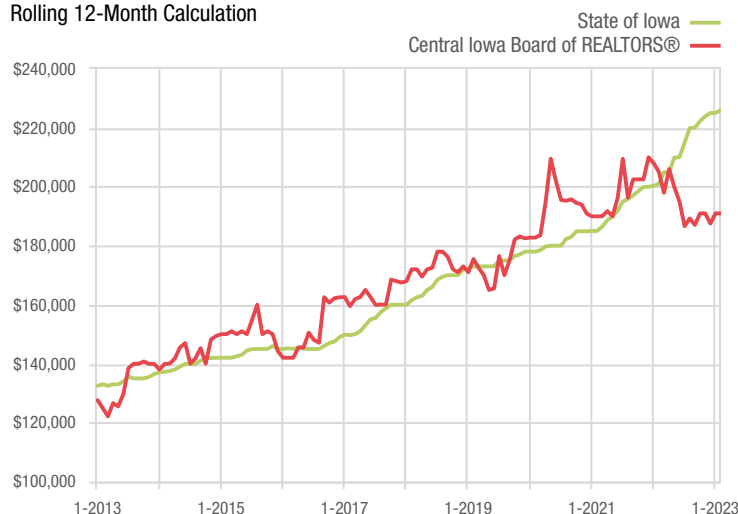
### Median Sales Price - Single-Family Detached

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.