

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cerro Gordo County

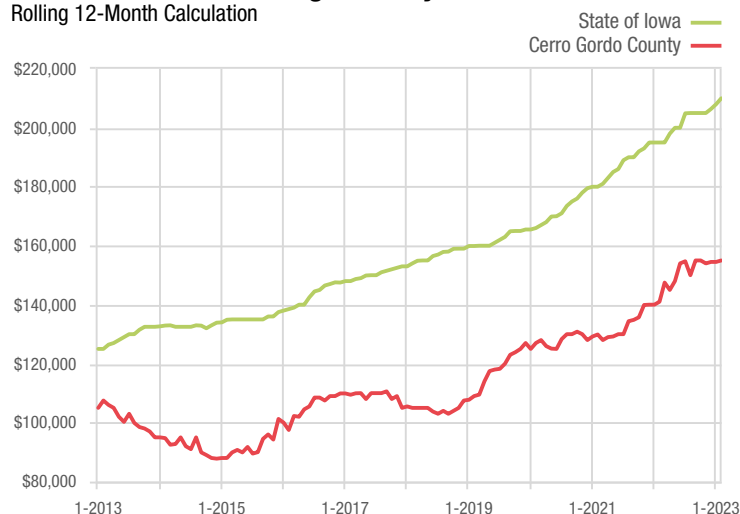
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	38	39	+ 2.6%	80	79	- 1.3%
Pending Sales	39	23	- 41.0%	85	69	- 18.8%
Closed Sales	30	24	- 20.0%	68	58	- 14.7%
Days on Market Until Sale	79	44	- 44.3%	74	55	- 25.7%
Median Sales Price*	\$142,000	\$192,500	+ 35.6%	\$129,000	\$135,250	+ 4.8%
Average Sales Price*	\$167,383	\$234,559	+ 40.1%	\$155,832	\$224,186	+ 43.9%
Percent of List Price Received*	97.9%	95.6%	- 2.3%	95.9%	96.1%	+ 0.2%
Inventory of Homes for Sale	100	132	+ 32.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	3	+ 200.0%	4	5	+ 25.0%
Days on Market Until Sale	63	104	+ 65.1%	60	81	+ 35.0%
Median Sales Price*	\$274,900	\$255,000	- 7.2%	\$219,950	\$255,000	+ 15.9%
Average Sales Price*	\$274,900	\$252,500	- 8.1%	\$245,350	\$307,600	+ 25.4%
Percent of List Price Received*	98.2%	96.0%	- 2.2%	97.9%	97.3%	- 0.6%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

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

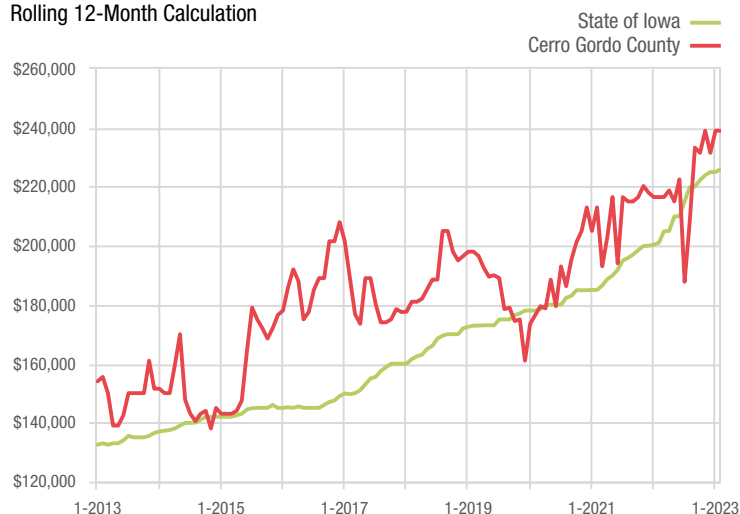
Median Sales Price - Single-Family Detached

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.