

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

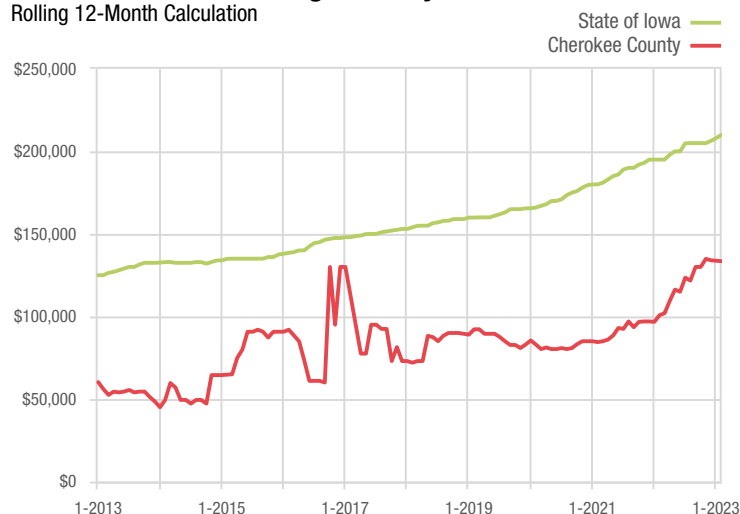
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	10	+ 150.0%	10	17	+ 70.0%
Pending Sales	5	10	+ 100.0%	11	18	+ 63.6%
Closed Sales	5	4	- 20.0%	11	11	0.0%
Days on Market Until Sale	54	56	+ 3.7%	63	75	+ 19.0%
Median Sales Price*	\$134,900	\$124,975	- 7.4%	\$134,900	\$125,000	- 7.3%
Average Sales Price*	\$160,380	\$146,238	- 8.8%	\$151,236	\$132,495	- 12.4%
Percent of List Price Received*	93.9%	94.8%	+ 1.0%	92.5%	90.3%	- 2.4%
Inventory of Homes for Sale	8	18	+ 125.0%	—	—	—
Months Supply of Inventory	0.7	1.9	+ 171.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	59	—	—	59	—
Median Sales Price*	—	\$150,000	—	—	\$150,000	—
Average Sales Price*	—	\$150,000	—	—	\$150,000	—
Percent of List Price Received*	—	93.8%	—	—	93.8%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

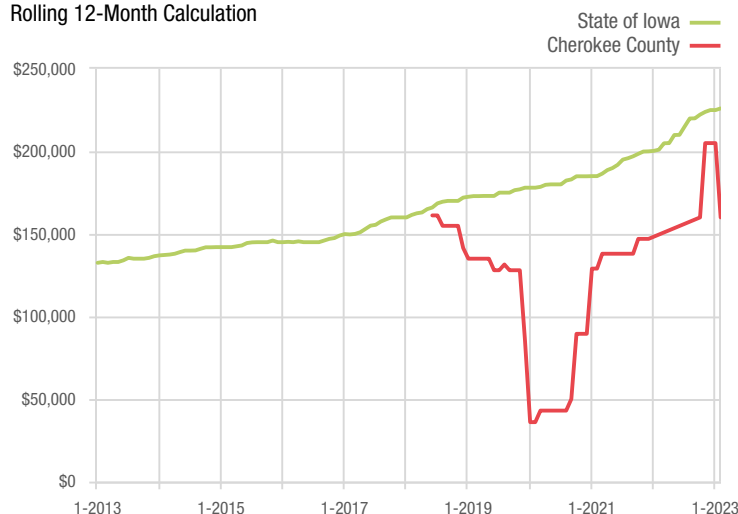
Median Sales Price - Single-Family Detached

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.