

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Davis County

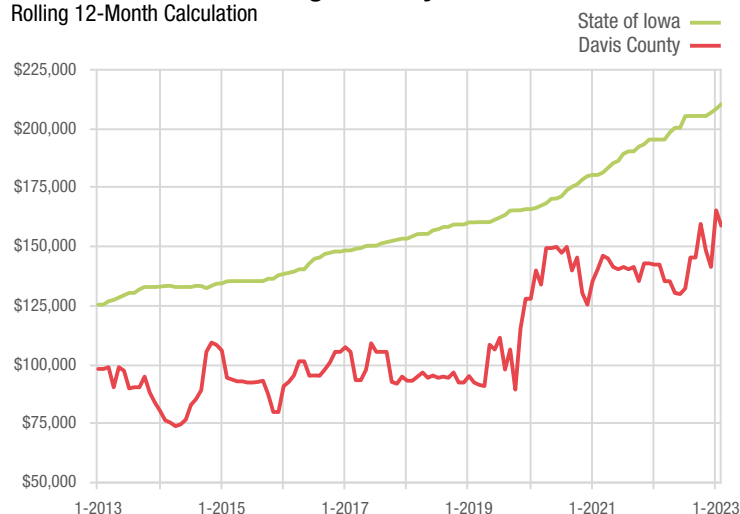
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	1	- 50.0%	3	4	+ 33.3%
Pending Sales	2	0	- 100.0%	4	5	+ 25.0%
Closed Sales	2	4	+ 100.0%	6	10	+ 66.7%
Days on Market Until Sale	75	91	+ 21.3%	54	71	+ 31.5%
Median Sales Price*	\$256,500	<b>\$123,500</b>	- 51.9%	\$225,500	<b>\$189,450</b>	- 16.0%
Average Sales Price*	\$256,500	<b>\$162,250</b>	- 36.7%	\$205,667	<b>\$214,590</b>	+ 4.3%
Percent of List Price Received*	97.0%	<b>90.0%</b>	- 7.2%	96.5%	<b>93.2%</b>	- 3.4%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.1	+ 133.3%	—	—	—

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	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

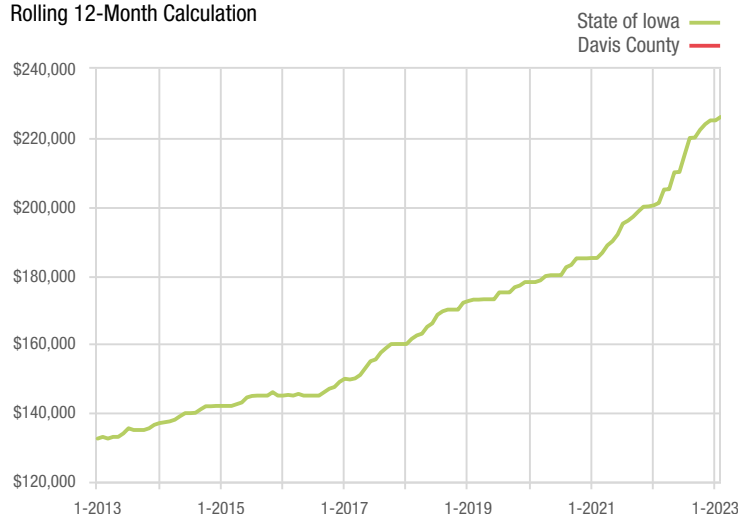
### Median Sales Price - Single-Family Detached

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.