

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Decatur County

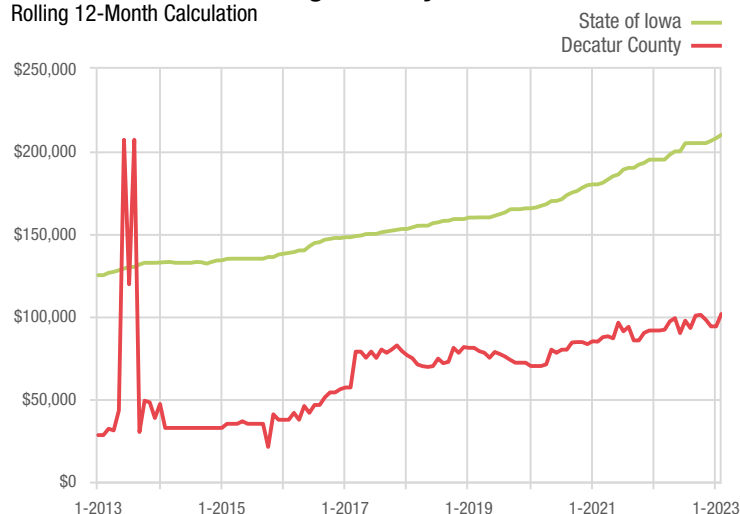
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	7	+ 133.3%	5	12	+ 140.0%
Pending Sales	5	4	- 20.0%	12	6	- 50.0%
Closed Sales	6	2	- 66.7%	8	8	0.0%
Days on Market Until Sale	78	25	- 67.9%	65	24	- 63.1%
Median Sales Price*	\$56,000	\$112,500	+ 100.9%	\$68,500	\$110,500	+ 61.3%
Average Sales Price*	\$66,500	\$112,500	+ 69.2%	\$78,439	\$111,938	+ 42.7%
Percent of List Price Received*	83.5%	92.3%	+ 10.5%	87.9%	96.7%	+ 10.0%
Inventory of Homes for Sale	5	18	+ 260.0%	—	—	—
Months Supply of Inventory	0.6	3.3	+ 450.0%	—	—	—

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.

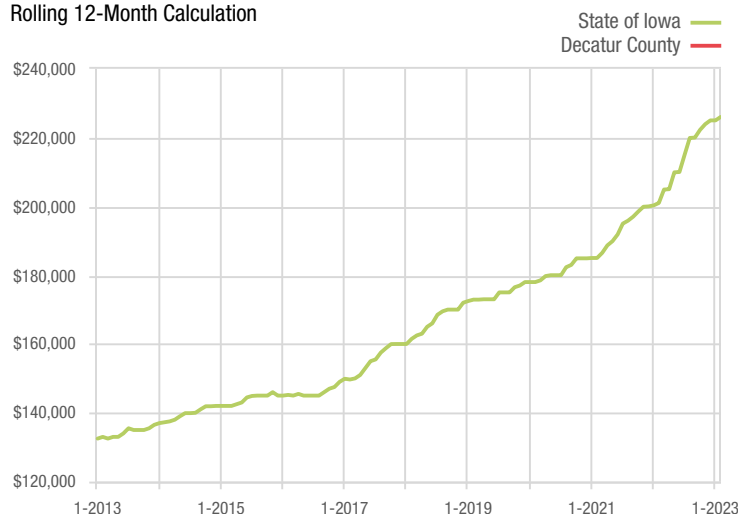
Median Sales Price - Single-Family Detached

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.