

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Delaware County

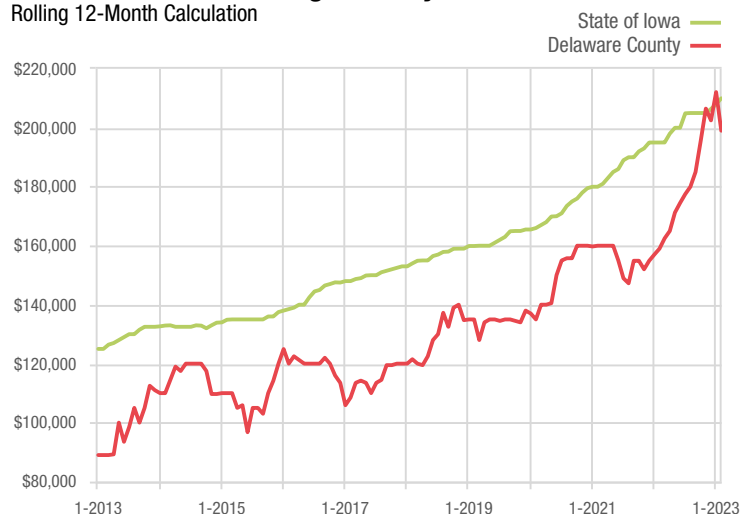
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	7	- 12.5%	14	20	+ 42.9%
Pending Sales	8	7	- 12.5%	16	17	+ 6.3%
Closed Sales	9	10	+ 11.1%	18	16	- 11.1%
Days on Market Until Sale	27	25	- 7.4%	36	27	- 25.0%
Median Sales Price*	\$218,000	\$127,750	- 41.4%	\$172,750	\$133,750	- 22.6%
Average Sales Price*	\$251,599	\$114,375	- 54.5%	\$211,579	\$153,391	- 27.5%
Percent of List Price Received*	102.7%	95.4%	- 7.1%	99.5%	96.3%	- 3.2%
Inventory of Homes for Sale	12	24	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.0	+ 122.2%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	4	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	67	—	—	67	—	—
Median Sales Price*	\$84,000	—	—	\$84,000	—	—
Average Sales Price*	\$84,000	—	—	\$84,000	—	—
Percent of List Price Received*	94.4%	—	—	94.4%	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.9	2.4	+ 166.7%	—	—	—

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

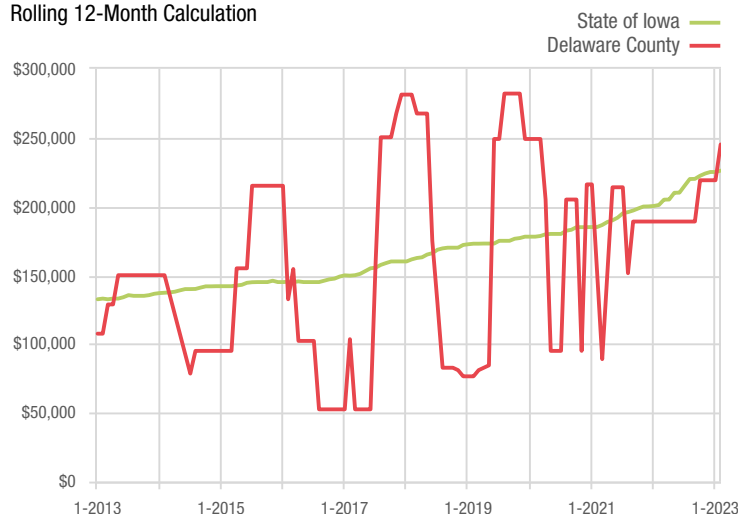
Median Sales Price - Single-Family Detached

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.