

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

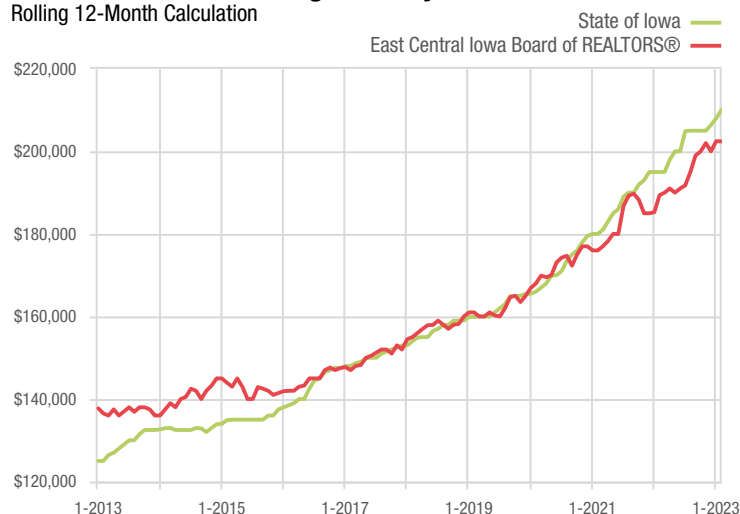
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	106	85	- 19.8%	177	167	- 5.6%
Pending Sales	89	68	- 23.6%	175	136	- 22.3%
Closed Sales	68	47	- 30.9%	153	116	- 24.2%
Days on Market Until Sale	30	40	+ 33.3%	28	40	+ 42.9%
Median Sales Price*	\$184,450	\$199,900	+ 8.4%	\$169,900	\$197,450	+ 16.2%
Average Sales Price*	\$201,696	\$214,099	+ 6.1%	\$207,535	\$232,489	+ 12.0%
Percent of List Price Received*	96.6%	97.6%	+ 1.0%	97.3%	96.9%	- 0.4%
Inventory of Homes for Sale	86	144	+ 67.4%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	9	+ 12.5%	17	15	- 11.8%
Pending Sales	6	2	- 66.7%	13	6	- 53.8%
Closed Sales	1	0	- 100.0%	13	6	- 53.8%
Days on Market Until Sale	46	—	—	37	114	+ 208.1%
Median Sales Price*	\$219,900	—	—	\$169,900	\$242,750	+ 42.9%
Average Sales Price*	\$219,900	—	—	\$188,381	\$212,583	+ 12.8%
Percent of List Price Received*	100.0%	—	—	99.2%	97.6%	- 1.6%
Inventory of Homes for Sale	36	28	- 22.2%	—	—	—
Months Supply of Inventory	3.1	2.9	- 6.5%	—	—	—

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

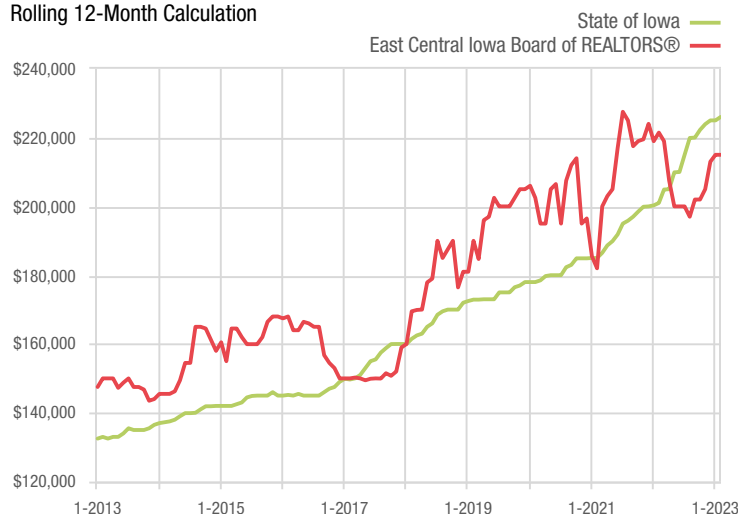
### Median Sales Price - Single-Family Detached

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.