

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## First Congressional District

Includes Allamakee, Benton, Black Hawk, Bremer, Buchanan, Clayton, Delaware, Dubuque, Fayette, Howard, Iowa, Jackson, Jones, Linn, Marshall, Mitchell, Poweshiek, Tama, Winneshiek and Worth Counties

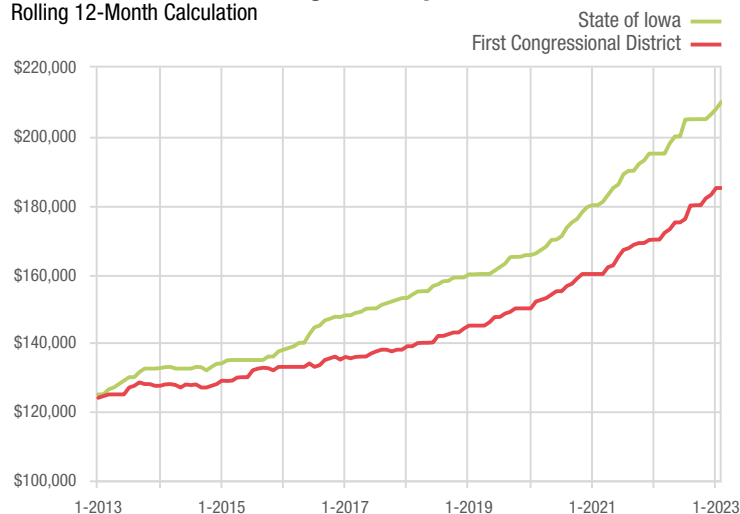
Single-Family Detached	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	651	530	- 18.6%	1,182	1,060	- 10.3%
Pending Sales	642	524	- 18.4%	1,257	1,042	- 17.1%
Closed Sales	526	406	- 22.8%	1,048	827	- 21.1%
Days on Market Until Sale	38	39	+ 2.6%	34	38	+ 11.8%
Median Sales Price*	\$166,500	\$165,000	- 0.9%	\$165,000	\$170,000	+ 3.0%
Average Sales Price*	\$196,151	\$194,820	- 0.7%	\$197,115	\$202,553	+ 2.8%
Percent of List Price Received*	97.6%	96.7%	- 0.9%	97.6%	97.0%	- 0.6%
Inventory of Homes for Sale	638	875	+ 37.1%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	73	75	+ 2.7%	141	144	+ 2.1%
Pending Sales	65	58	- 10.8%	144	121	- 16.0%
Closed Sales	68	40	- 41.2%	126	80	- 36.5%
Days on Market Until Sale	37	33	- 10.8%	35	47	+ 34.3%
Median Sales Price*	\$159,250	\$170,000	+ 6.8%	\$163,250	\$177,475	+ 8.7%
Average Sales Price*	\$178,373	\$188,110	+ 5.5%	\$184,048	\$206,177	+ 12.0%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	129	188	+ 45.7%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

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

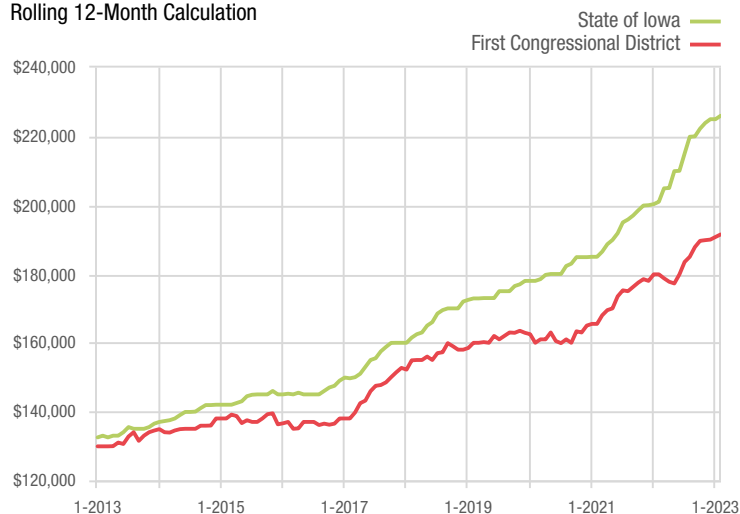
### Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2023. All data from the multiple listing services in the state of Iowa. | Report © 2023 ShowingTime.