

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Franklin County

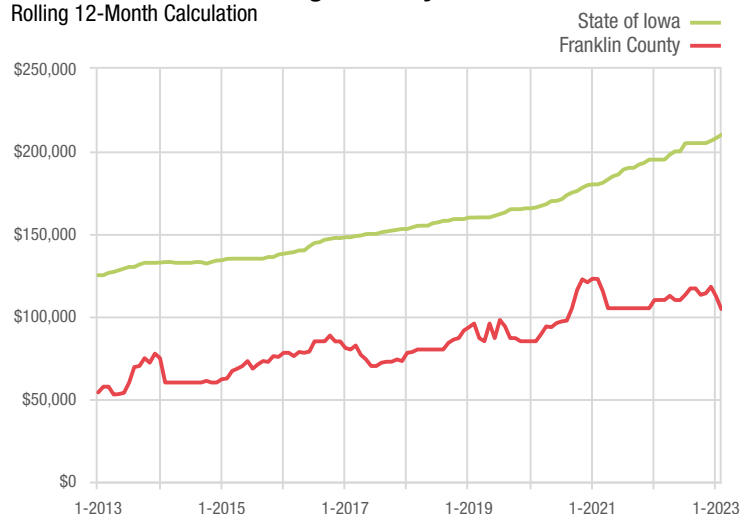
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	11	7	- 36.4%	26	11	- 57.7%
Pending Sales	13	12	- 7.7%	25	18	- 28.0%
Closed Sales	10	4	- 60.0%	25	15	- 40.0%
Days on Market Until Sale	36	63	+ 75.0%	53	41	- 22.6%
Median Sales Price*	\$152,111	\$56,750	- 62.7%	\$140,000	\$65,000	- 53.6%
Average Sales Price*	\$215,112	\$80,125	- 62.8%	\$168,159	\$85,391	- 49.2%
Percent of List Price Received*	93.7%	76.6%	- 18.2%	94.8%	88.1%	- 7.1%
Inventory of Homes for Sale	33	21	- 36.4%	—	—	—
Months Supply of Inventory	1.9	1.8	- 5.3%	—	—	—

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.

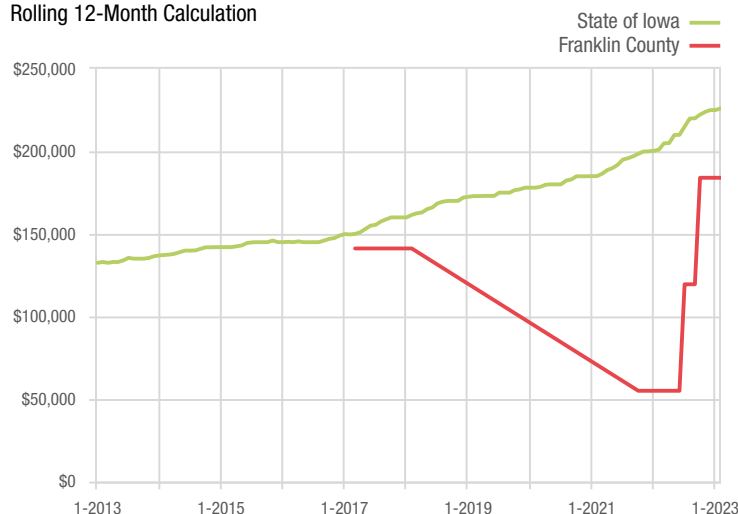
Median Sales Price - Single-Family Detached

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.