

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Greene County

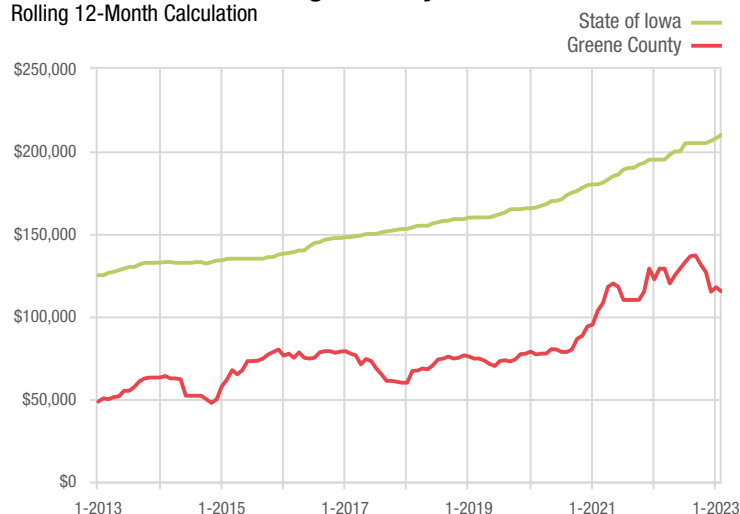
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	4	8	+ 100.0%	9	17	+ 88.9%
Pending Sales	5	12	+ 140.0%	10	17	+ 70.0%
Closed Sales	7	5	- 28.6%	12	11	- 8.3%
Days on Market Until Sale	44	74	+ 68.2%	32	45	+ 40.6%
Median Sales Price*	\$165,000	\$195,000	+ 18.2%	\$134,000	\$124,500	- 7.1%
Average Sales Price*	\$219,286	\$170,700	- 22.2%	\$153,042	\$128,214	- 16.2%
Percent of List Price Received*	98.0%	95.8%	- 2.2%	91.8%	93.4%	+ 1.7%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

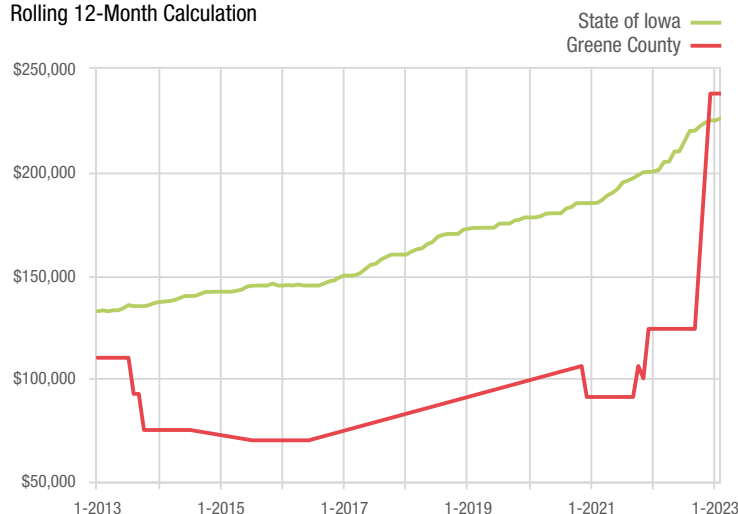
Median Sales Price - Single-Family Detached

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.