

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Hamilton County

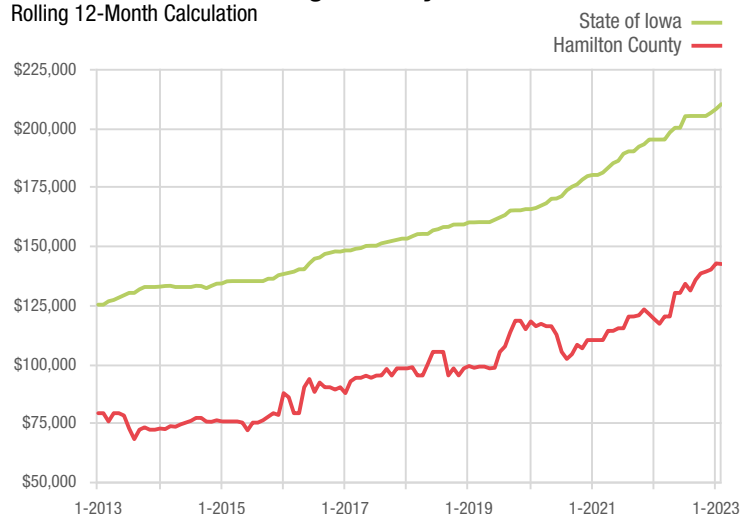
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	12	+ 140.0%	12	23	+ 91.7%
Pending Sales	9	7	- 22.2%	24	19	- 20.8%
Closed Sales	11	8	- 27.3%	30	13	- 56.7%
Days on Market Until Sale	78	41	- 47.4%	56	27	- 51.8%
Median Sales Price*	\$87,500	\$129,500	+ 48.0%	\$91,750	\$125,000	+ 36.2%
Average Sales Price*	\$108,945	\$142,788	+ 31.1%	\$103,523	\$122,254	+ 18.1%
Percent of List Price Received*	94.2%	98.2%	+ 4.2%	95.0%	96.6%	+ 1.7%
Inventory of Homes for Sale	18	18	0.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	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.

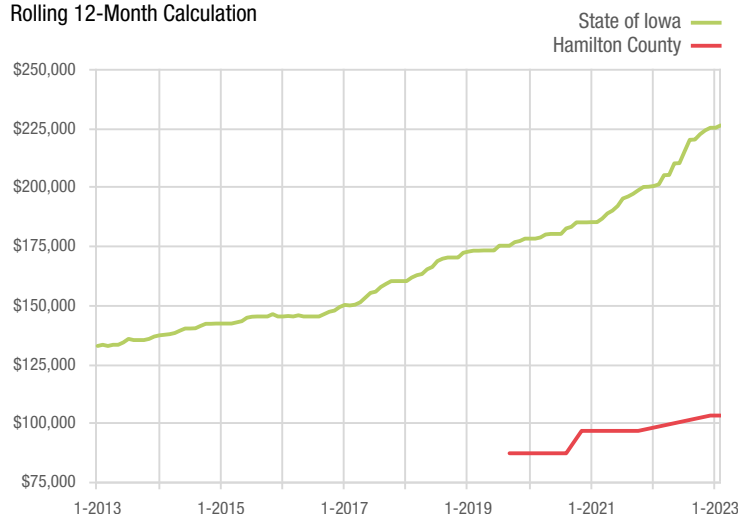
Median Sales Price - Single-Family Detached

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.