

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Hancock County

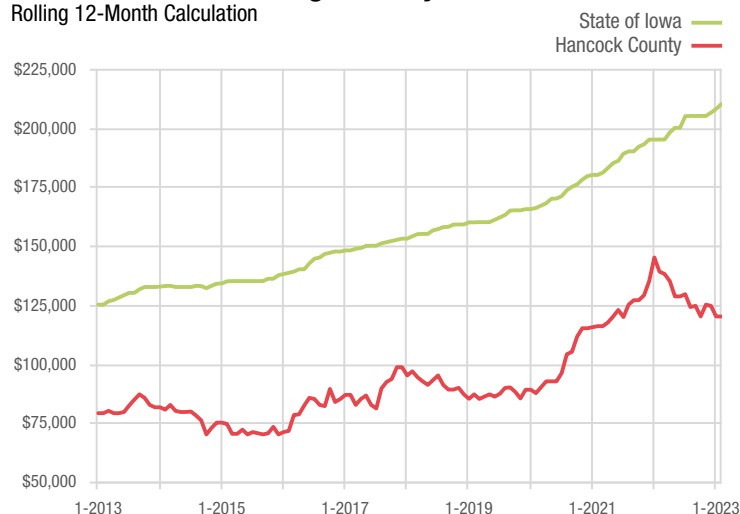
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	13	14	+ 7.7%	28	24	- 14.3%
Pending Sales	19	5	- 73.7%	35	19	- 45.7%
Closed Sales	14	10	- 28.6%	20	15	- 25.0%
Days on Market Until Sale	70	54	- 22.9%	75	48	- 36.0%
Median Sales Price*	\$82,000	\$115,500	+ 40.9%	\$144,000	\$125,000	- 13.2%
Average Sales Price*	\$109,779	\$129,000	+ 17.5%	\$127,795	\$133,513	+ 4.5%
Percent of List Price Received*	92.8%	92.9%	+ 0.1%	94.5%	93.7%	- 0.8%
Inventory of Homes for Sale	37	38	+ 2.7%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

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.

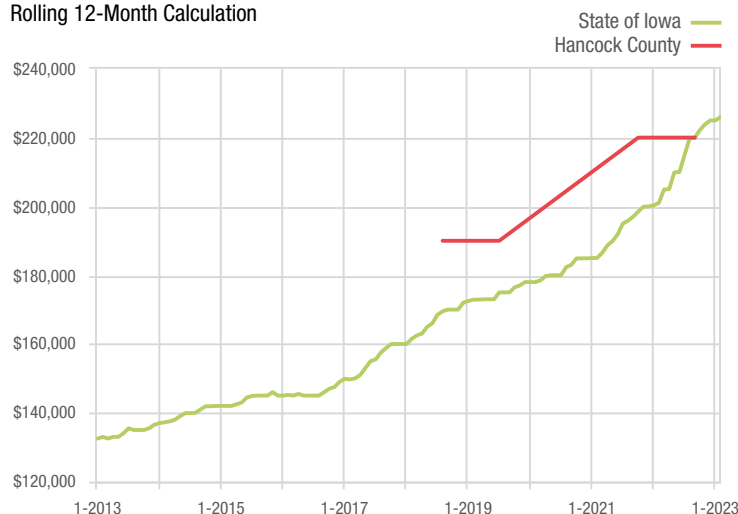
Median Sales Price - Single-Family Detached

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.