

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

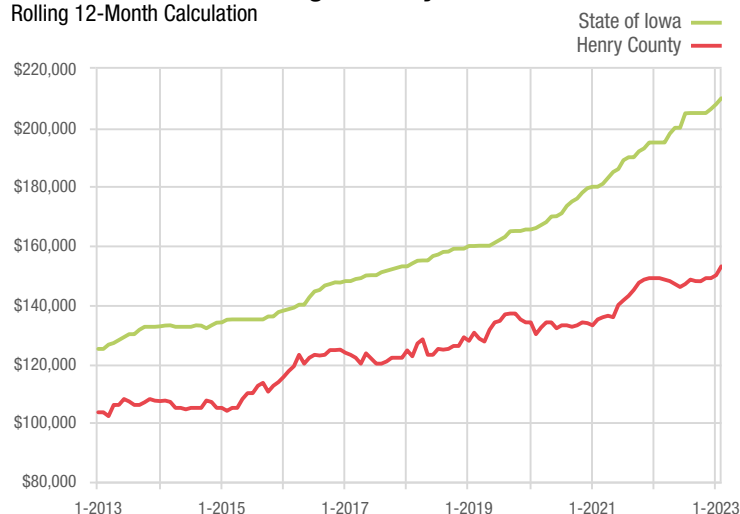
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	37	27	- 27.0%	64	47	- 26.6%
Pending Sales	39	33	- 15.4%	80	64	- 20.0%
Closed Sales	31	27	- 12.9%	78	55	- 29.5%
Days on Market Until Sale	34	36	+ 5.9%	37	34	- 8.1%
Median Sales Price*	\$145,000	\$160,000	+ 10.3%	\$125,500	\$150,000	+ 19.5%
Average Sales Price*	\$143,777	\$181,452	+ 26.2%	\$134,815	\$170,533	+ 26.5%
Percent of List Price Received*	99.5%	96.7%	- 2.8%	97.0%	96.3%	- 0.7%
Inventory of Homes for Sale	61	56	- 8.2%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

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%	1	1	0.0%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	96	—	20	96	+ 380.0%
Median Sales Price*	—	\$213,000	—	\$150,000	\$213,000	+ 42.0%
Average Sales Price*	—	\$213,000	—	\$150,000	\$213,000	+ 42.0%
Percent of List Price Received*	—	99.1%	—	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	0.7	- 46.2%	—	—	—

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

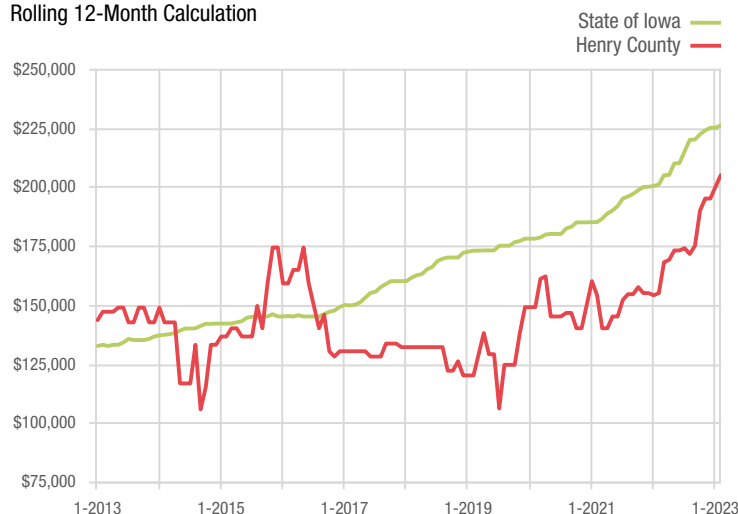
Median Sales Price - Single-Family Detached

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.