

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Iowa County

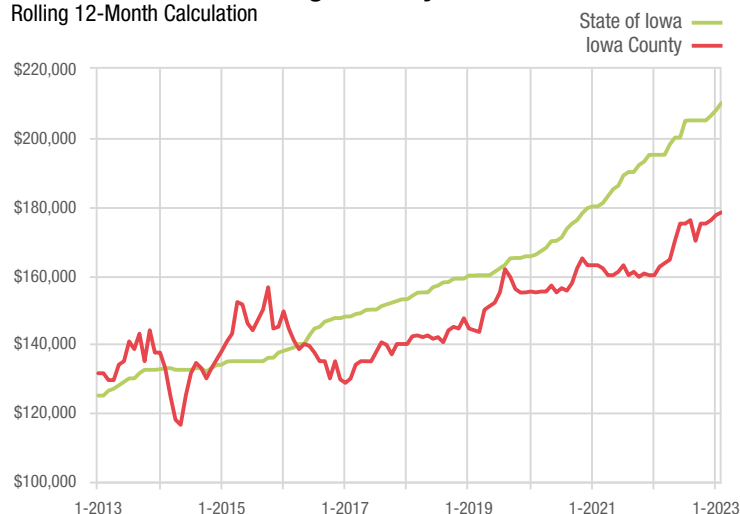
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	14	13	- 7.1%	28	17	- 39.3%
Pending Sales	12	5	- 58.3%	27	15	- 44.4%
Closed Sales	16	6	- 62.5%	26	15	- 42.3%
Days on Market Until Sale	28	42	+ 50.0%	30	47	+ 56.7%
Median Sales Price*	\$162,000	\$155,000	- 4.3%	\$162,000	\$180,000	+ 11.1%
Average Sales Price*	\$172,344	\$172,383	+ 0.0%	\$181,308	\$178,253	- 1.7%
Percent of List Price Received*	97.1%	99.5%	+ 2.5%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	14	24	+ 71.4%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	0	—	—	0	30	—
Median Sales Price*	\$235,000	—	—	\$235,000	\$130,500	- 44.5%
Average Sales Price*	\$235,000	—	—	\$235,000	\$130,500	- 44.5%
Percent of List Price Received*	100.0%	—	—	100.0%	97.3%	- 2.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.5	+ 114.3%	—	—	—

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

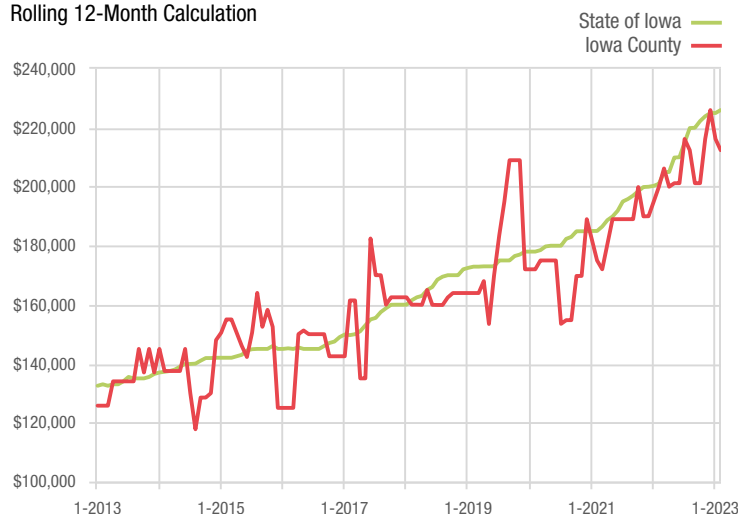
Median Sales Price - Single-Family Detached

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.