

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Iowa Great Lakes Board of REALTORS®

Includes Clay, Dickinson and Emmet Counties

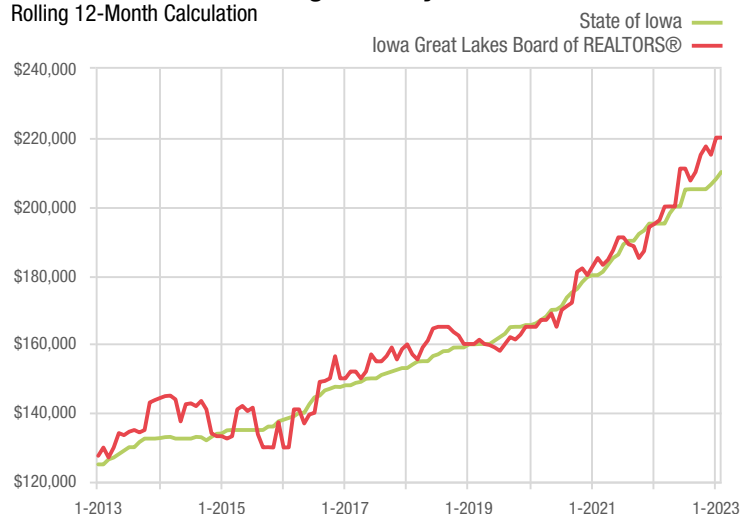
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	67	41	- 38.8%	116	81	- 30.2%
Pending Sales	59	23	- 61.0%	108	65	- 39.8%
Closed Sales	35	35	0.0%	76	66	- 13.2%
Days on Market Until Sale	80	96	+ 20.0%	77	93	+ 20.8%
Median Sales Price*	\$212,000	<b>\$215,000</b>	+ 1.4%	\$205,000	<b>\$252,500</b>	+ 23.2%
Average Sales Price*	\$248,911	<b>\$306,759</b>	+ 23.2%	\$307,944	<b>\$375,549</b>	+ 22.0%
Percent of List Price Received*	96.8%	<b>95.8%</b>	- 1.0%	96.4%	<b>96.2%</b>	- 0.2%
Inventory of Homes for Sale	72	131	+ 81.9%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	3	- 40.0%	11	10	- 9.1%
Pending Sales	7	7	0.0%	15	11	- 26.7%
Closed Sales	4	4	0.0%	11	11	0.0%
Days on Market Until Sale	210	119	- 43.3%	118	172	+ 45.8%
Median Sales Price*	\$272,450	<b>\$293,250</b>	+ 7.6%	\$285,000	<b>\$381,890</b>	+ 34.0%
Average Sales Price*	\$300,771	<b>\$295,613</b>	- 1.7%	\$415,381	<b>\$366,330</b>	- 11.8%
Percent of List Price Received*	100.4%	<b>99.9%</b>	- 0.5%	97.8%	<b>100.0%</b>	+ 2.2%
Inventory of Homes for Sale	34	51	+ 50.0%	—	—	—
Months Supply of Inventory	2.7	5.1	+ 88.9%	—	—	—

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

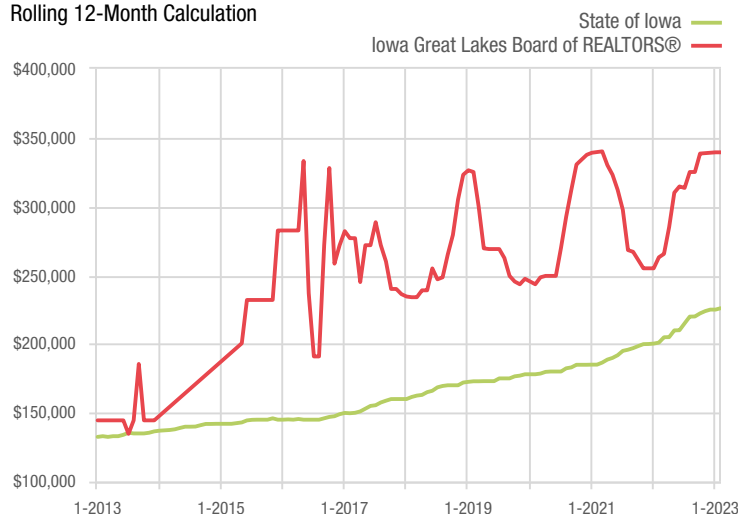
### Median Sales Price - Single-Family Detached

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.