

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Mahaska County

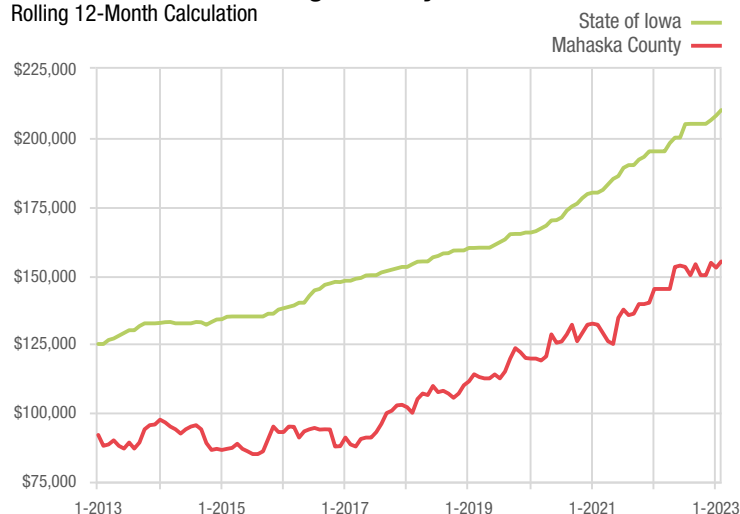
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	16	7	- 56.3%	31	18	- 41.9%
Pending Sales	14	11	- 21.4%	28	23	- 17.9%
Closed Sales	12	10	- 16.7%	20	16	- 20.0%
Days on Market Until Sale	34	40	+ 17.6%	45	31	- 31.1%
Median Sales Price*	\$104,950	\$116,250	+ 10.8%	\$128,500	\$125,500	- 2.3%
Average Sales Price*	\$109,408	\$133,760	+ 22.3%	\$135,170	\$132,194	- 2.2%
Percent of List Price Received*	97.2%	97.1%	- 0.1%	95.3%	96.9%	+ 1.7%
Inventory of Homes for Sale	22	19	- 13.6%	—	—	—
Months Supply of Inventory	1.1	1.0	- 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%	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.

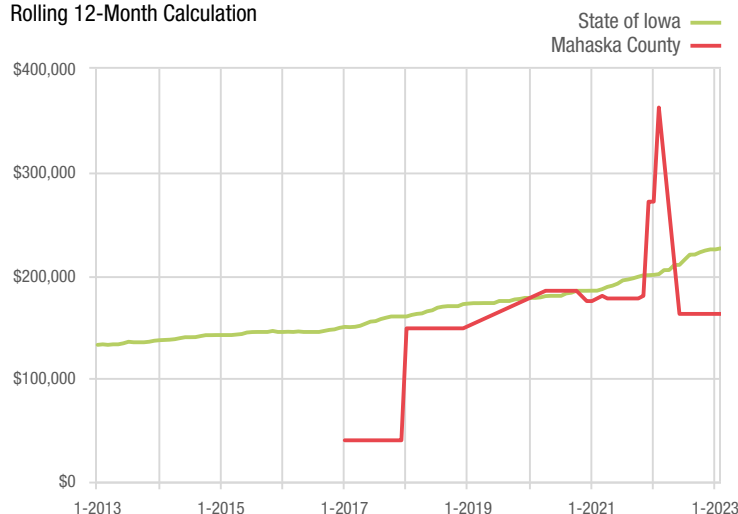
Median Sales Price - Single-Family Detached

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.