

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Montgomery County

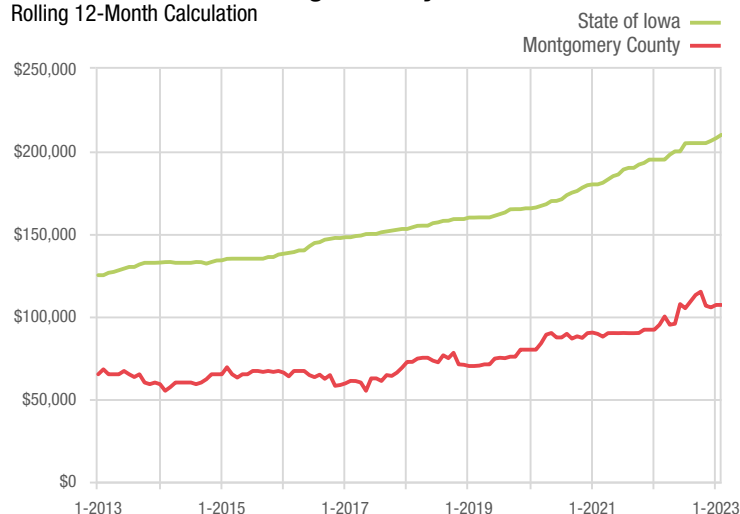
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	7	4	- 42.9%	15	9	- 40.0%
Pending Sales	12	7	- 41.7%	17	12	- 29.4%
Closed Sales	9	3	- 66.7%	16	7	- 56.3%
Days on Market Until Sale	34	66	+ 94.1%	29	88	+ 203.4%
Median Sales Price*	\$129,000	<b>\$114,500</b>	- 11.2%	\$110,000	<b>\$142,000</b>	+ 29.1%
Average Sales Price*	\$173,100	<b>\$122,167</b>	- 29.4%	\$141,181	<b>\$133,357</b>	- 5.5%
Percent of List Price Received*	95.1%	<b>96.4%</b>	+ 1.4%	96.4%	<b>95.4%</b>	- 1.0%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	1.4	<b>0.8</b>	- 42.9%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

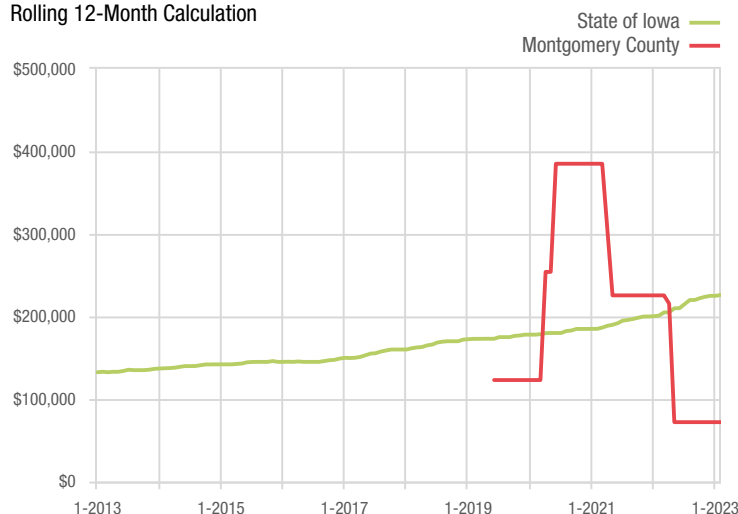
### Median Sales Price - Single-Family Detached

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.