

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Palo Alto County

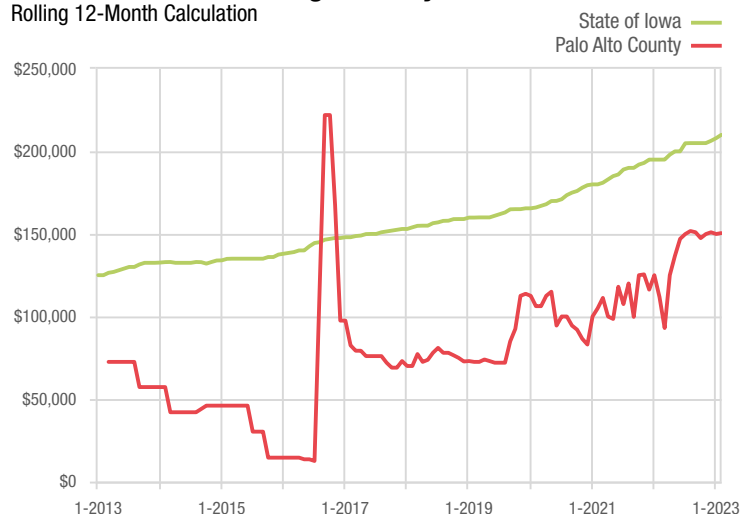
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	7	10	+ 42.9%	12	13	+ 8.3%
Pending Sales	7	5	- 28.6%	10	7	- 30.0%
Closed Sales	3	1	- 66.7%	5	4	- 20.0%
Days on Market Until Sale	50	82	+ 64.0%	74	40	- 45.9%
Median Sales Price*	\$47,000	\$88,900	+ 89.1%	\$55,000	\$78,700	+ 43.1%
Average Sales Price*	\$48,000	\$88,900	+ 85.2%	\$98,820	\$127,850	+ 29.4%
Percent of List Price Received*	92.6%	100.0%	+ 8.0%	93.5%	98.7%	+ 5.6%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	2.1	3.5	+ 66.7%	—	—	—

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.

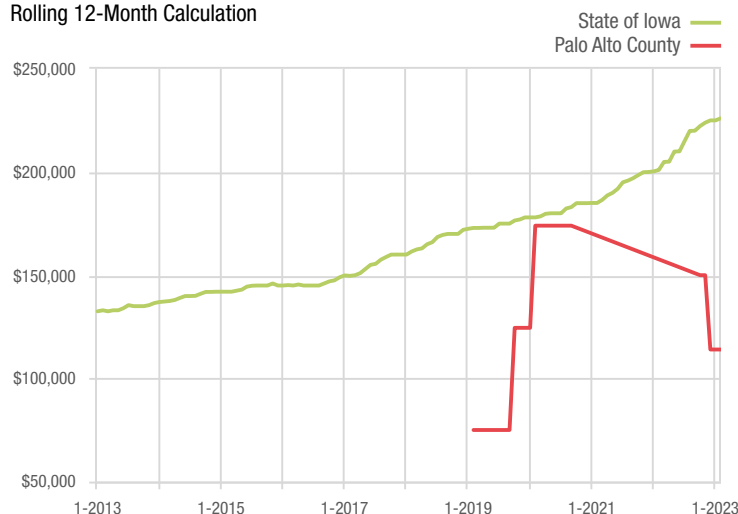
Median Sales Price - Single-Family Detached

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.