

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Sac County

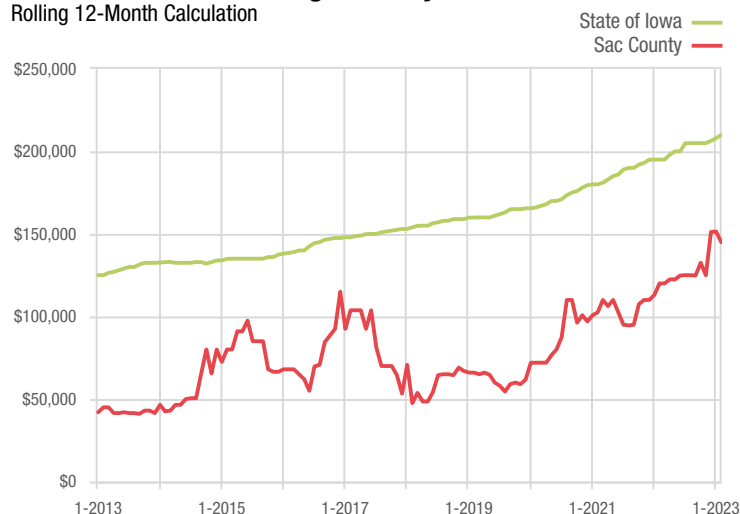
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	2	—	0	4	—
Pending Sales	0	1	—	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	6	4	- 33.3%
Days on Market Until Sale	237	192	- 19.0%	147	83	- 43.5%
Median Sales Price*	\$368,000	\$215,000	- 41.6%	\$161,750	\$169,000	+ 4.5%
Average Sales Price*	\$329,667	\$215,000	- 34.8%	\$235,667	\$164,500	- 30.2%
Percent of List Price Received*	91.1%	87.9%	- 3.5%	94.1%	95.3%	+ 1.3%
Inventory of Homes for Sale	1	10	+ 900.0%	—	—	—
Months Supply of Inventory	0.2	3.8	+ 1,800.0%	—	—	—

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.

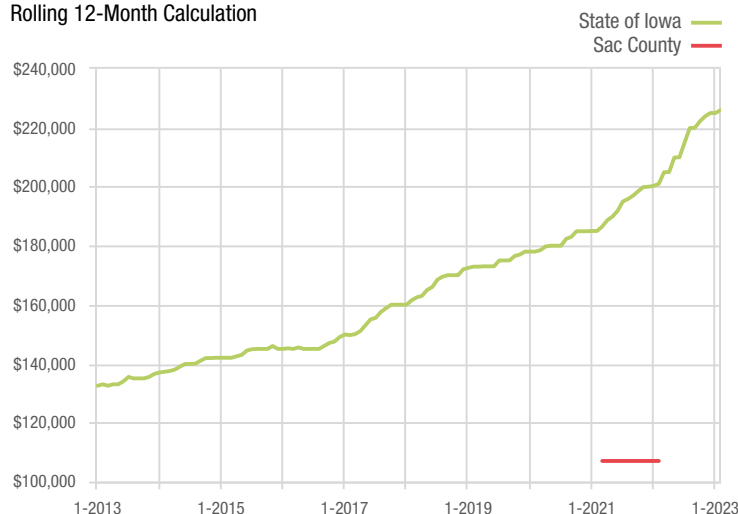
Median Sales Price - Single-Family Detached

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.