

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

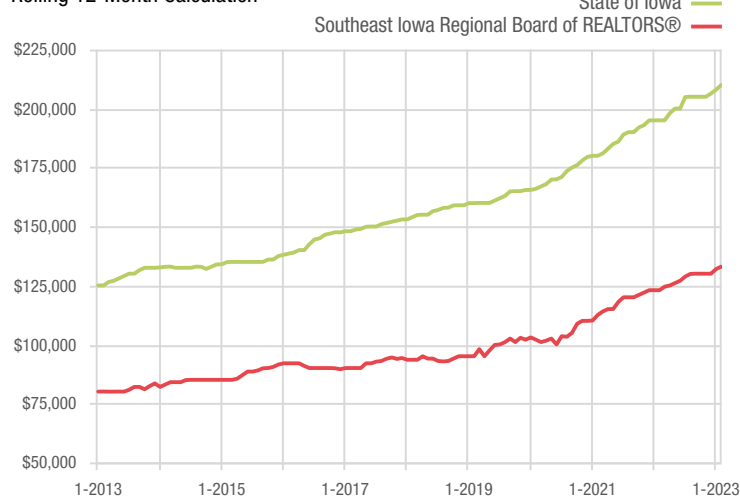
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	159	132	- 17.0%	321	258	- 19.6%
Pending Sales	198	111	- 43.9%	343	263	- 23.3%
Closed Sales	124	94	- 24.2%	287	204	- 28.9%
Days on Market Until Sale	68	60	- 11.8%	62	59	- 4.8%
Median Sales Price*	\$100,000	\$116,250	+ 16.3%	\$103,000	\$129,950	+ 26.2%
Average Sales Price*	\$127,794	\$141,136	+ 10.4%	\$131,038	\$146,926	+ 12.1%
Percent of List Price Received*	94.5%	94.8%	+ 0.3%	95.4%	93.7%	- 1.8%
Inventory of Homes for Sale	348	359	+ 3.2%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	0	- 100.0%	7	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	4	0	- 100.0%
Days on Market Until Sale	—	—	—	46	—	—
Median Sales Price*	—	—	—	\$169,350	—	—
Average Sales Price*	—	—	—	\$165,175	—	—
Percent of List Price Received*	—	—	—	98.6%	—	—
Inventory of Homes for Sale	8	0	- 100.0%	—	—	—
Months Supply of Inventory	2.1	—	—	—	—	—

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

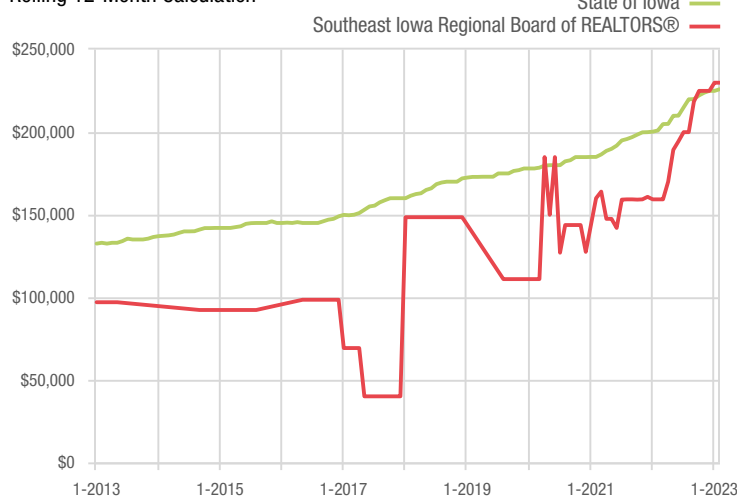
Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2023. All data from the multiple listing services in the state of Iowa. | Report © 2023 ShowingTime.