

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Story County

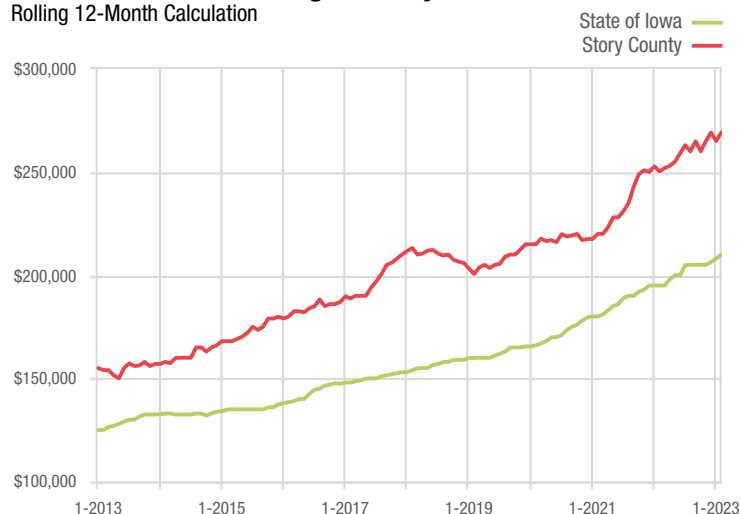
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	65	64	- 1.5%	150	112	- 25.3%
Pending Sales	61	55	- 9.8%	111	110	- 0.9%
Closed Sales	37	30	- 18.9%	78	60	- 23.1%
Days on Market Until Sale	42	33	- 21.4%	39	32	- 17.9%
Median Sales Price*	\$199,000	<b>\$262,450</b>	+ 31.9%	\$235,000	<b>\$244,500</b>	+ 4.0%
Average Sales Price*	\$240,698	<b>\$329,429</b>	+ 36.9%	\$279,895	<b>\$285,357</b>	+ 2.0%
Percent of List Price Received*	99.2%	<b>98.4%</b>	- 0.8%	97.8%	<b>98.4%</b>	+ 0.6%
Inventory of Homes for Sale	133	83	- 37.6%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	5	- 50.0%	21	14	- 33.3%
Pending Sales	11	3	- 72.7%	18	14	- 22.2%
Closed Sales	7	7	0.0%	14	11	- 21.4%
Days on Market Until Sale	54	57	+ 5.6%	50	47	- 6.0%
Median Sales Price*	\$233,000	<b>\$159,900</b>	- 31.4%	\$193,500	<b>\$210,000</b>	+ 8.5%
Average Sales Price*	\$214,879	<b>\$178,814</b>	- 16.8%	\$194,196	<b>\$208,132</b>	+ 7.2%
Percent of List Price Received*	96.8%	<b>96.6%</b>	- 0.2%	97.3%	<b>97.0%</b>	- 0.3%
Inventory of Homes for Sale	22	26	+ 18.2%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

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

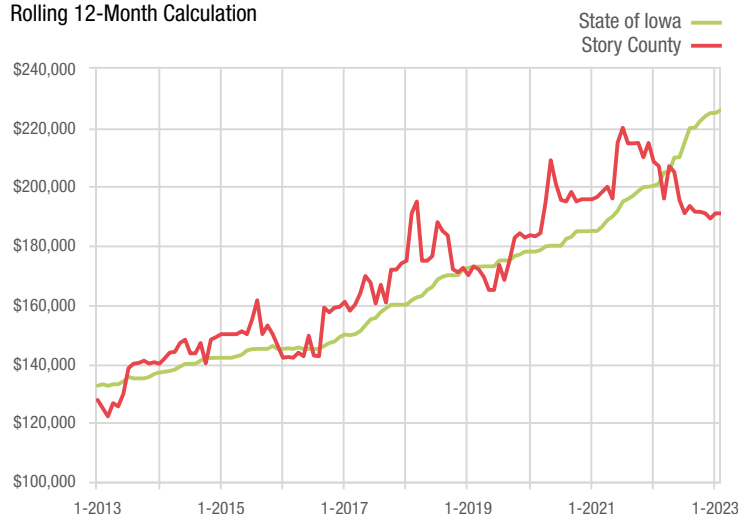
### Median Sales Price - Single-Family Detached

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.