

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

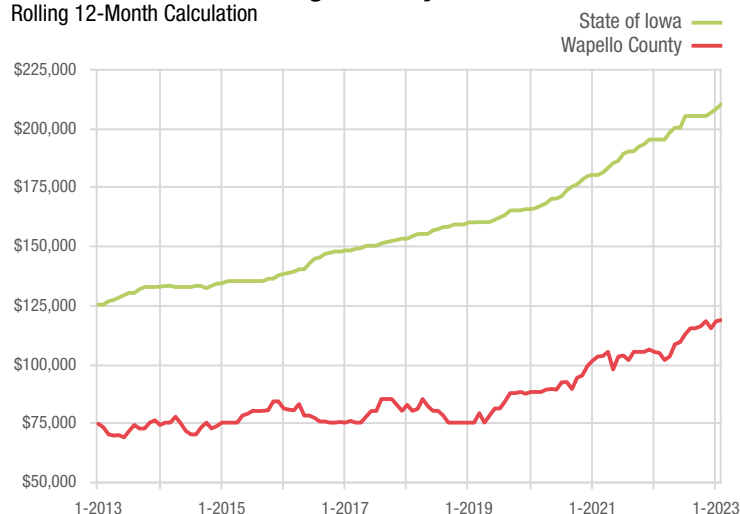
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	25	18	- 28.0%	45	38	- 15.6%
Pending Sales	22	19	- 13.6%	46	40	- 13.0%
Closed Sales	19	16	- 15.8%	48	33	- 31.3%
Days on Market Until Sale	49	35	- 28.6%	43	41	- 4.7%
Median Sales Price*	\$99,900	\$93,750	- 6.2%	\$92,500	\$112,000	+ 21.1%
Average Sales Price*	\$114,753	\$139,563	+ 21.6%	\$111,535	\$142,530	+ 27.8%
Percent of List Price Received*	95.3%	90.4%	- 5.1%	96.7%	93.7%	- 3.1%
Inventory of Homes for Sale	44	46	+ 4.5%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

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.

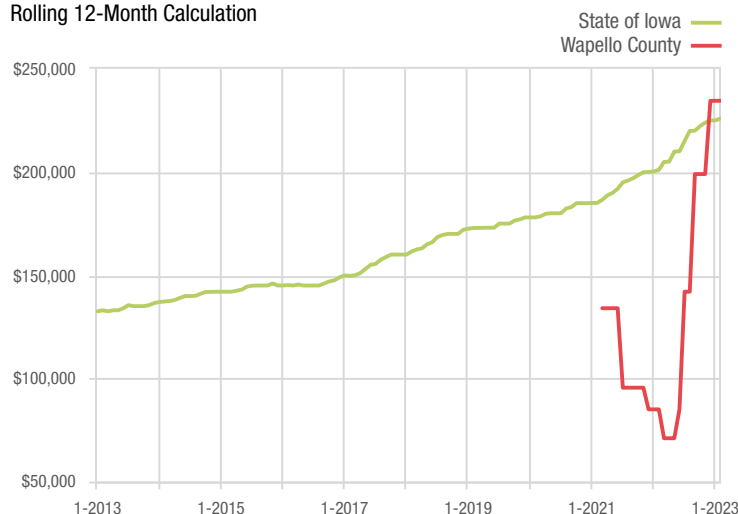
Median Sales Price - Single-Family Detached

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.