

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

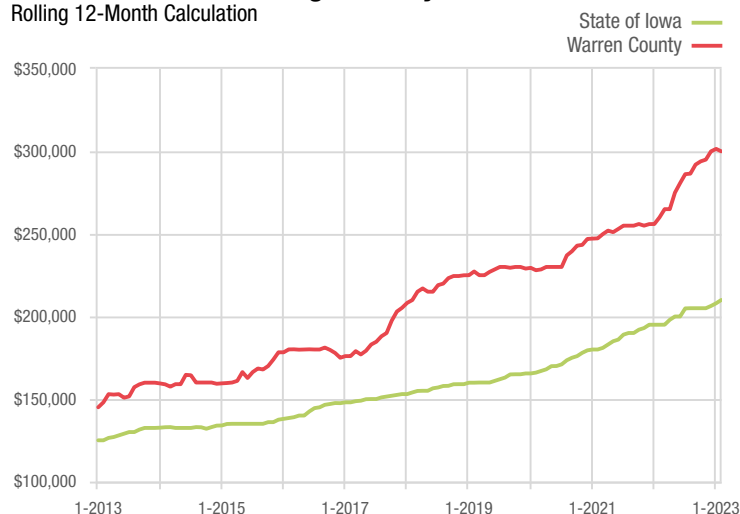
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	94	59	- 37.2%	168	117	- 30.4%
Pending Sales	53	36	- 32.1%	104	100	- 3.8%
Closed Sales	60	40	- 33.3%	115	80	- 30.4%
Days on Market Until Sale	43	80	+ 86.0%	33	72	+ 118.2%
Median Sales Price*	\$302,743	\$263,000	- 13.1%	\$295,000	\$294,000	- 0.3%
Average Sales Price*	\$331,496	\$310,913	- 6.2%	\$322,866	\$338,555	+ 4.9%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.2%	98.0%	- 1.2%
Inventory of Homes for Sale	291	198	- 32.0%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	11	16	+ 45.5%	19	25	+ 31.6%
Pending Sales	9	19	+ 111.1%	11	26	+ 136.4%
Closed Sales	10	10	0.0%	17	16	- 5.9%
Days on Market Until Sale	80	40	- 50.0%	55	45	- 18.2%
Median Sales Price*	\$267,650	\$232,995	- 12.9%	\$275,400	\$239,990	- 12.9%
Average Sales Price*	\$269,664	\$218,598	- 18.9%	\$290,967	\$236,900	- 18.6%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	47	59	+ 25.5%	—	—	—
Months Supply of Inventory	4.1	5.5	+ 34.1%	—	—	—

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

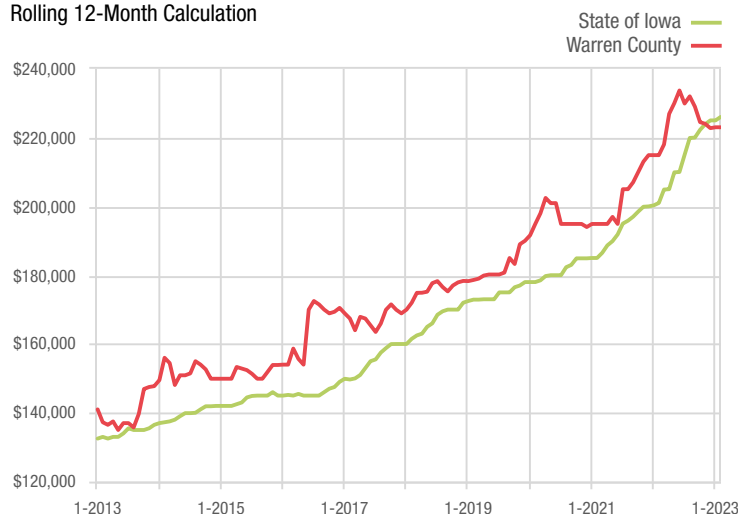
Median Sales Price - Single-Family Detached

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.