

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

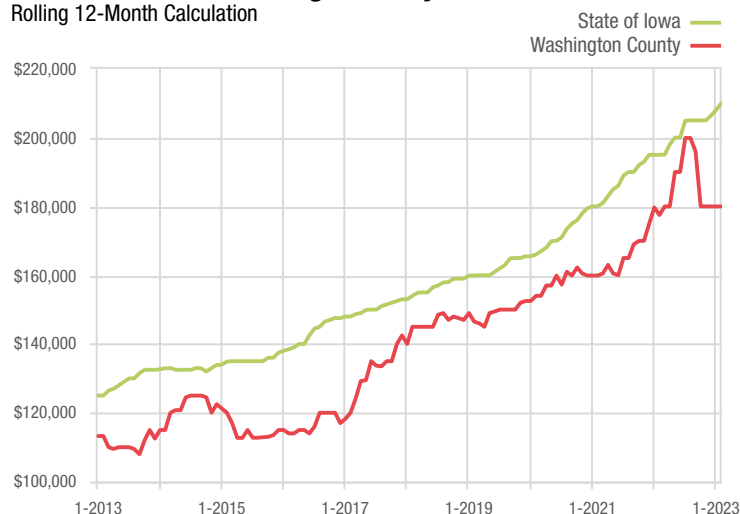
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	21	18	- 14.3%	43	28	- 34.9%
Pending Sales	22	14	- 36.4%	40	29	- 27.5%
Closed Sales	18	15	- 16.7%	34	23	- 32.4%
Days on Market Until Sale	41	65	+ 58.5%	53	64	+ 20.8%
Median Sales Price*	\$95,250	<b>\$212,000</b>	+ 122.6%	\$159,450	<b>\$180,000</b>	+ 12.9%
Average Sales Price*	\$134,437	<b>\$207,381</b>	+ 54.3%	\$181,787	<b>\$214,096</b>	+ 17.8%
Percent of List Price Received*	96.4%	<b>99.7%</b>	+ 3.4%	97.1%	<b>98.7%</b>	+ 1.6%
Inventory of Homes for Sale	40	49	+ 22.5%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	8	3	- 62.5%	9	11	+ 22.2%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	50	89	+ 78.0%	69	154	+ 123.2%
Median Sales Price*	\$150,950	<b>\$241,800</b>	+ 60.2%	\$275,000	<b>\$300,900</b>	+ 9.4%
Average Sales Price*	\$150,950	<b>\$241,800</b>	+ 60.2%	\$226,980	<b>\$300,900</b>	+ 32.6%
Percent of List Price Received*	98.4%	<b>100.8%</b>	+ 2.4%	99.4%	<b>100.4%</b>	+ 1.0%
Inventory of Homes for Sale	15	21	+ 40.0%	—	—	—
Months Supply of Inventory	5.0	11.0	+ 120.0%	—	—	—

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

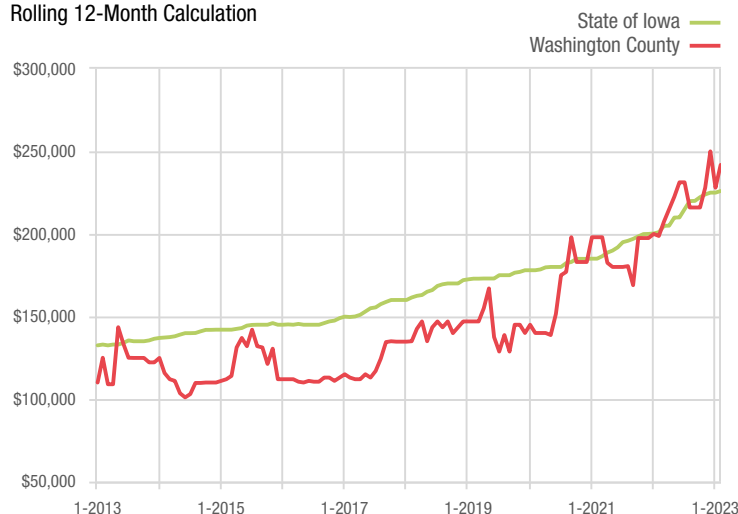
### Median Sales Price - Single-Family Detached

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.