

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Webster County

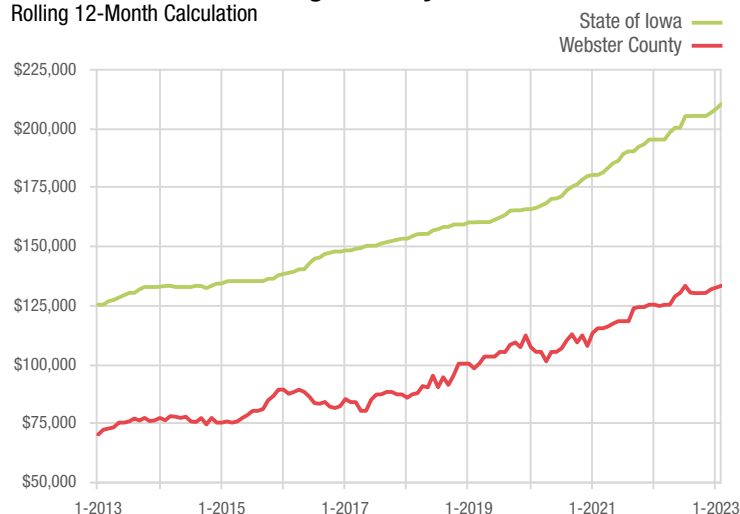
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	43	34	- 20.9%	75	57	- 24.0%
Pending Sales	31	13	- 58.1%	60	34	- 43.3%
Closed Sales	21	16	- 23.8%	51	40	- 21.6%
Days on Market Until Sale	46	54	+ 17.4%	50	58	+ 16.0%
Median Sales Price*	\$98,000	\$92,500	- 5.6%	\$98,000	\$92,500	- 5.6%
Average Sales Price*	\$121,452	\$111,588	- 8.1%	\$119,457	\$109,580	- 8.3%
Percent of List Price Received*	94.8%	85.7%	- 9.6%	93.9%	89.5%	- 4.7%
Inventory of Homes for Sale	59	85	+ 44.1%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	7	121	+ 1,628.6%	7	129	+ 1,742.9%
Median Sales Price*	\$223,000	\$84,500	- 62.1%	\$223,000	\$77,250	- 65.4%
Average Sales Price*	\$223,000	\$84,500	- 62.1%	\$223,000	\$77,250	- 65.4%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	97.0%	96.4%	- 0.6%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

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

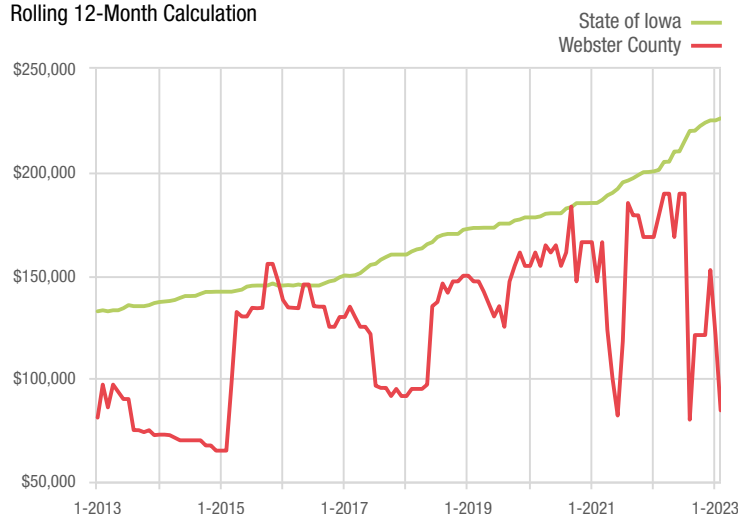
### Median Sales Price - Single-Family Detached

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.