

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Woodbury County

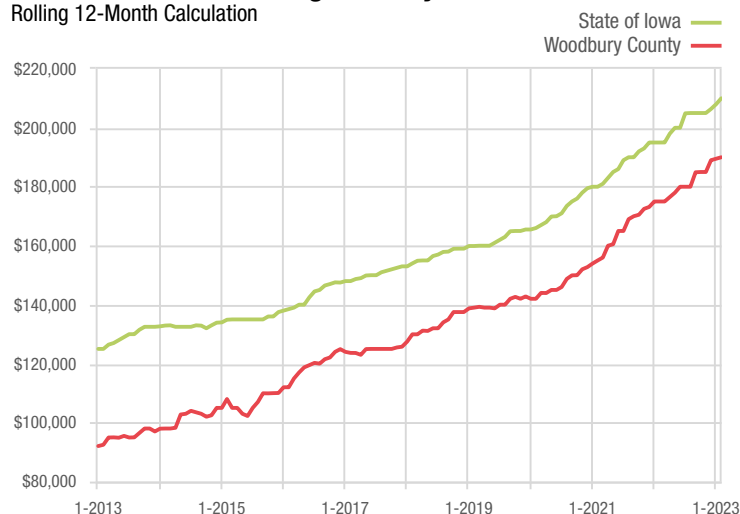
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	68	60	- 11.8%	137	117	- 14.6%
Pending Sales	75	62	- 17.3%	153	117	- 23.5%
Closed Sales	70	44	- 37.1%	146	93	- 36.3%
Days on Market Until Sale	35	38	+ 8.6%	29	40	+ 37.9%
Median Sales Price*	\$163,500	<b>\$173,500</b>	+ 6.1%	\$169,000	<b>\$170,000</b>	+ 0.6%
Average Sales Price*	\$185,200	<b>\$210,710</b>	+ 13.8%	\$193,710	<b>\$213,130</b>	+ 10.0%
Percent of List Price Received*	97.7%	<b>98.7%</b>	+ 1.0%	98.1%	<b>97.2%</b>	- 0.9%
Inventory of Homes for Sale	57	86	+ 50.9%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	3	- 70.0%	19	6	- 68.4%
Pending Sales	3	4	+ 33.3%	11	10	- 9.1%
Closed Sales	7	3	- 57.1%	13	7	- 46.2%
Days on Market Until Sale	30	58	+ 93.3%	32	44	+ 37.5%
Median Sales Price*	\$187,500	<b>\$222,500</b>	+ 18.7%	\$250,000	<b>\$222,500</b>	- 11.0%
Average Sales Price*	\$224,726	<b>\$227,833</b>	+ 1.4%	\$238,556	<b>\$203,500</b>	- 14.7%
Percent of List Price Received*	102.5%	<b>99.1%</b>	- 3.3%	101.0%	<b>99.2%</b>	- 1.8%
Inventory of Homes for Sale	16	12	- 25.0%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

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

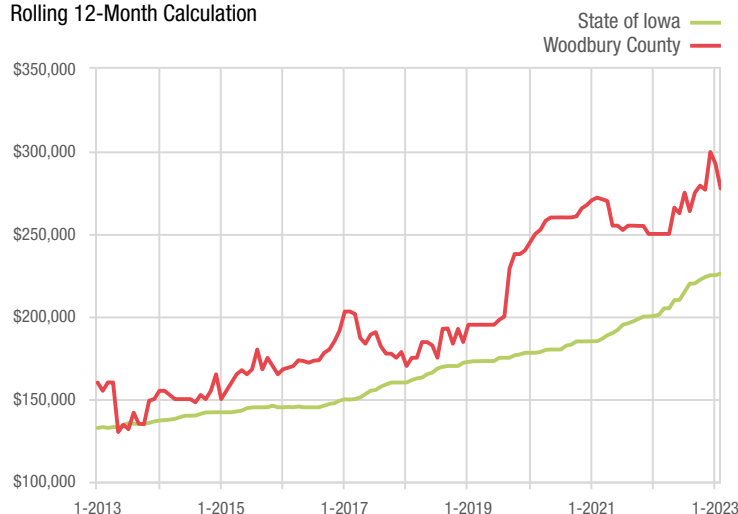
### Median Sales Price - Single-Family Detached

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.