

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

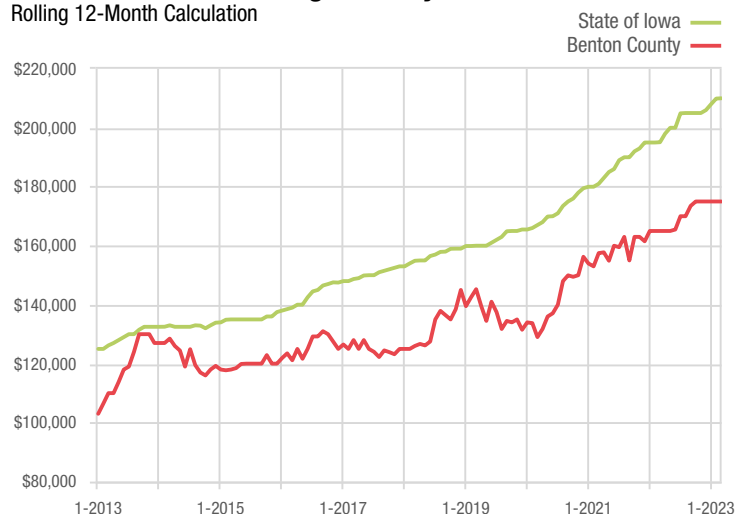
| Single-Family Detached | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2022 | 2023 | % Change | Thru 3-2022 | Thru 3-2023 | % Change |
| New Listings | 39 | 32 | - 17.9% | 75 | 61 | - 18.7% |
| Pending Sales | 34 | 28 | - 17.6% | 76 | 60 | - 21.1% |
| Closed Sales | 21 | 24 | + 14.3% | 63 | 53 | - 15.9% |
| Days on Market Until Sale | 47 | 41 | - 12.8% | 40 | 40 | 0.0% |
| Median Sales Price* | \$152,500 | \$135,500 | - 11.1% | \$165,000 | \$155,000 | - 6.1% |
| Average Sales Price* | \$179,707 | \$183,390 | + 2.0% | \$183,313 | \$193,151 | + 5.4% |
| Percent of List Price Received* | 97.7% | 96.5% | - 1.2% | 97.5% | 96.7% | - 0.8% |
| Inventory of Homes for Sale | 30 | 43 | + 43.3% | — | — | — |
| Months Supply of Inventory | 1.0 | 1.7 | + 70.0% | — | — | — |

| Townhouse-Condo | March | | | Year to Date | | |
|---------------------------------|-------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2022 | 2023 | % Change | Thru 3-2022 | Thru 3-2023 | % Change |
| New Listings | 0 | 0 | 0.0% | 1 | 4 | + 300.0% |
| Pending Sales | 2 | 1 | - 50.0% | 3 | 3 | 0.0% |
| Closed Sales | 0 | 2 | — | 1 | 2 | + 100.0% |
| Days on Market Until Sale | — | 189 | — | 237 | 189 | - 20.3% |
| Median Sales Price* | — | \$245,000 | — | \$66,000 | \$245,000 | + 271.2% |
| Average Sales Price* | — | \$245,000 | — | \$66,000 | \$245,000 | + 271.2% |
| Percent of List Price Received* | — | 96.1% | — | 95.7% | 96.1% | + 0.4% |
| Inventory of Homes for Sale | 3 | 3 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 2.3 | + 76.9% | — | — | — |

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

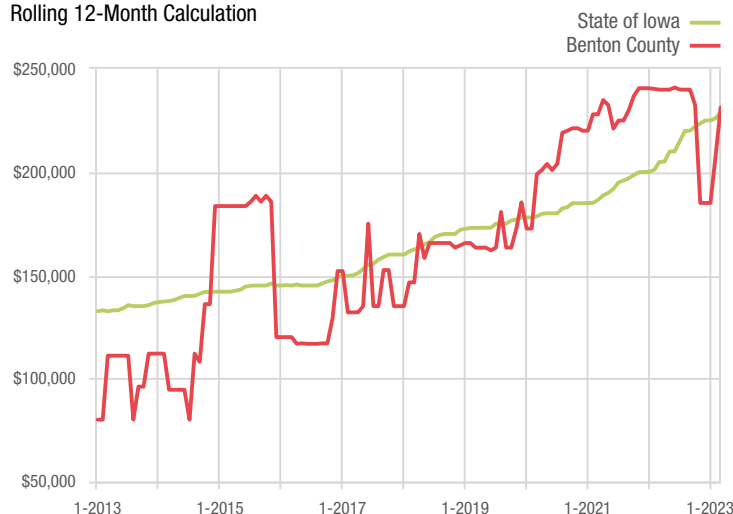
Median Sales Price - Single-Family Detached

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.