

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

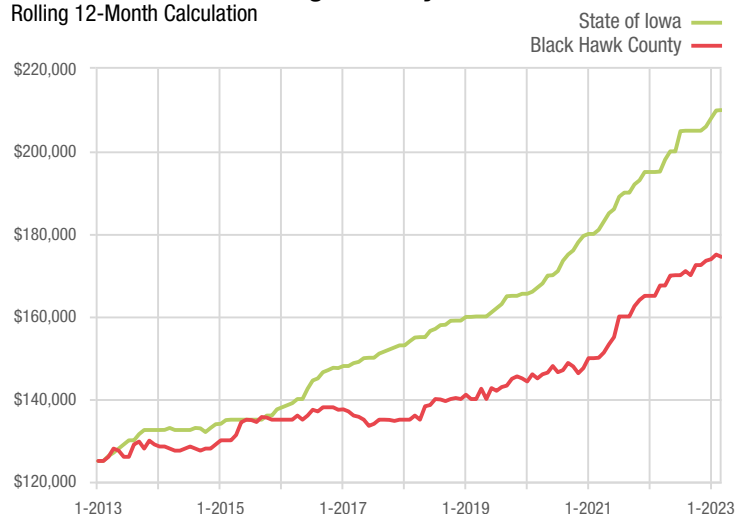
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	153	120	- 21.6%	370	294	- 20.5%
Pending Sales	141	107	- 24.1%	382	294	- 23.0%
Closed Sales	132	107	- 18.9%	327	250	- 23.5%
Days on Market Until Sale	36	32	- 11.1%	34	33	- 2.9%
Median Sales Price*	\$164,200	\$160,000	- 2.6%	\$164,000	\$164,950	+ 0.6%
Average Sales Price*	\$192,449	\$194,036	+ 0.8%	\$190,350	\$201,527	+ 5.9%
Percent of List Price Received*	99.4%	97.8%	- 1.6%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	100	105	+ 5.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	11	19	+ 72.7%	32	48	+ 50.0%
Pending Sales	15	14	- 6.7%	36	34	- 5.6%
Closed Sales	10	9	- 10.0%	32	25	- 21.9%
Days on Market Until Sale	13	30	+ 130.8%	25	36	+ 44.0%
Median Sales Price*	\$213,000	\$188,000	- 11.7%	\$160,750	\$199,500	+ 24.1%
Average Sales Price*	\$204,590	\$185,911	- 9.1%	\$170,684	\$202,521	+ 18.7%
Percent of List Price Received*	102.1%	99.6%	- 2.4%	99.4%	100.0%	+ 0.6%
Inventory of Homes for Sale	5	25	+ 400.0%	—	—	—
Months Supply of Inventory	0.4	1.8	+ 350.0%	—	—	—

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

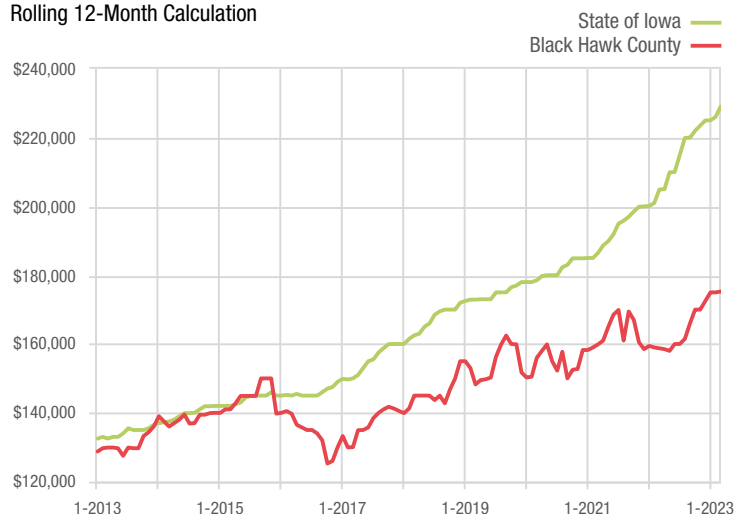
Median Sales Price - Single-Family Detached

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.