

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Delaware County

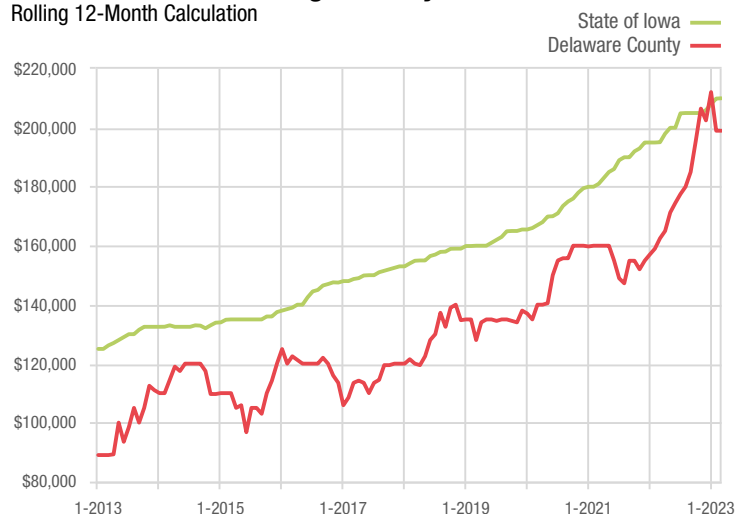
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	9	13	+ 44.4%	23	34	+ 47.8%
Pending Sales	10	7	- 30.0%	26	26	0.0%
Closed Sales	14	10	- 28.6%	32	28	- 12.5%
Days on Market Until Sale	34	58	+ 70.6%	35	38	+ 8.6%
Median Sales Price*	\$281,250	\$272,500	- 3.1%	\$178,000	\$135,125	- 24.1%
Average Sales Price*	\$328,604	\$312,350	- 4.9%	\$262,777	\$214,529	- 18.4%
Percent of List Price Received*	99.4%	96.3%	- 3.1%	99.5%	96.3%	- 3.2%
Inventory of Homes for Sale	11	28	+ 154.5%	—	—	—
Months Supply of Inventory	0.8	2.4	+ 200.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	1	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	139	—	67	139	+ 107.5%
Median Sales Price*	—	\$325,000	—	\$84,000	\$325,000	+ 286.9%
Average Sales Price*	—	\$325,000	—	\$84,000	\$325,000	+ 286.9%
Percent of List Price Received*	—	98.5%	—	94.4%	98.5%	+ 4.3%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.8	3.2	+ 300.0%	—	—	—

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

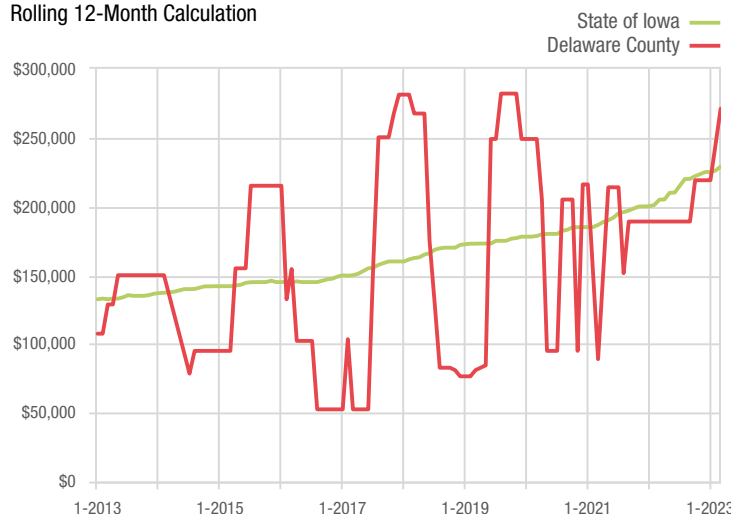
Median Sales Price - Single-Family Detached

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.