

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Wapello County

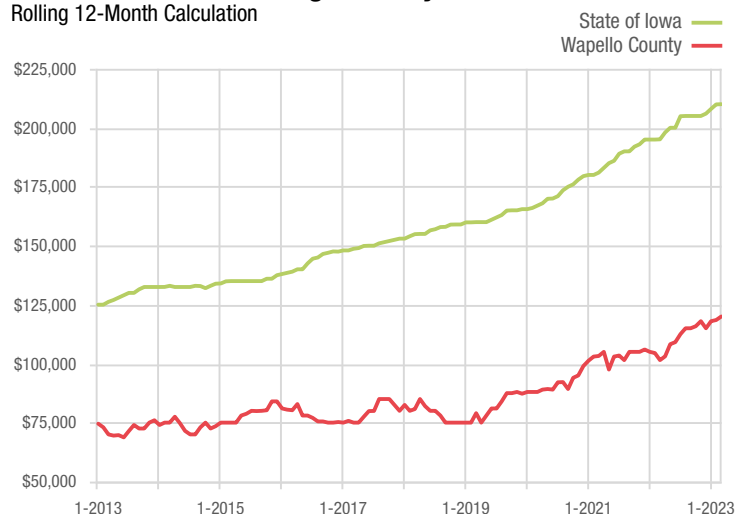
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	33	21	- 36.4%	78	60	- 23.1%
Pending Sales	34	31	- 8.8%	80	70	- 12.5%
Closed Sales	27	29	+ 7.4%	75	62	- 17.3%
Days on Market Until Sale	33	61	+ 84.8%	40	50	+ 25.0%
Median Sales Price*	\$100,000	<b>\$123,000</b>	+ 23.0%	\$96,500	<b>\$114,250</b>	+ 18.4%
Average Sales Price*	\$112,383	<b>\$136,081</b>	+ 21.1%	\$111,841	<b>\$139,514</b>	+ 24.7%
Percent of List Price Received*	96.9%	<b>95.9%</b>	- 1.0%	96.8%	<b>94.8%</b>	- 2.1%
Inventory of Homes for Sale	41	35	- 14.6%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

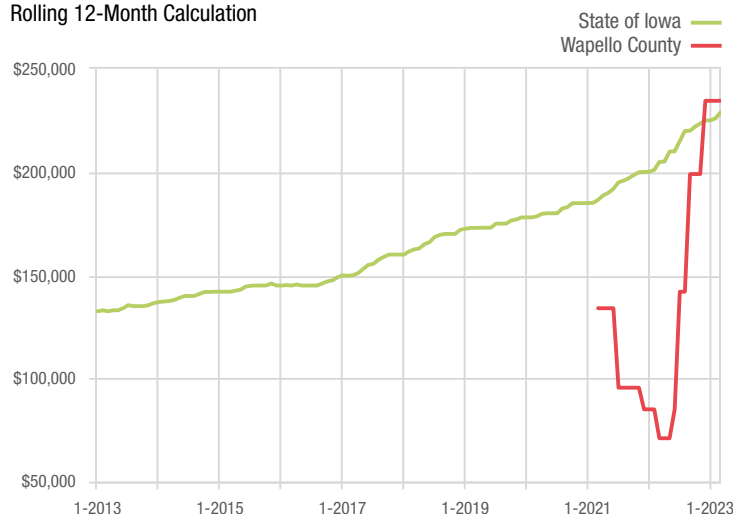
### Median Sales Price - Single-Family Detached

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.