

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Washington County

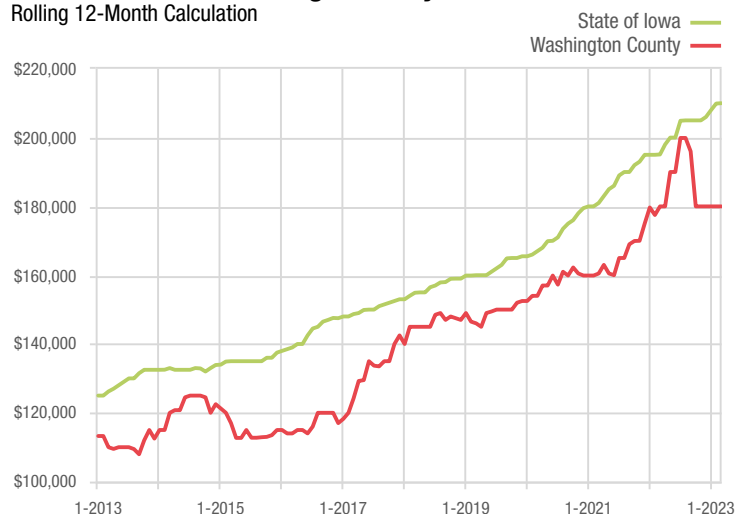
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	28	34	+ 21.4%	71	63	- 11.3%
Pending Sales	31	22	- 29.0%	71	48	- 32.4%
Closed Sales	21	11	- 47.6%	55	33	- 40.0%
Days on Market Until Sale	50	101	+ 102.0%	52	75	+ 44.2%
Median Sales Price*	\$200,000	<b>\$237,000</b>	+ 18.5%	\$168,500	<b>\$212,500</b>	+ 26.1%
Average Sales Price*	\$208,904	<b>\$261,182</b>	+ 25.0%	\$192,141	<b>\$227,191</b>	+ 18.2%
Percent of List Price Received*	98.4%	<b>99.8%</b>	+ 1.4%	97.6%	<b>99.0%</b>	+ 1.4%
Inventory of Homes for Sale	34	58	+ 70.6%	—	—	—
Months Supply of Inventory	1.2	2.7	+ 125.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	4	1	- 75.0%	13	11	- 15.4%
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	2	0	- 100.0%	7	2	- 71.4%
Days on Market Until Sale	110	—	—	81	154	+ 90.1%
Median Sales Price*	\$227,500	—	—	\$240,000	<b>\$300,900</b>	+ 25.4%
Average Sales Price*	\$227,500	—	—	\$227,129	<b>\$300,900</b>	+ 32.5%
Percent of List Price Received*	98.0%	—	—	99.0%	<b>100.4%</b>	+ 1.4%
Inventory of Homes for Sale	15	17	+ 13.3%	—	—	—
Months Supply of Inventory	5.0	8.9	+ 78.0%	—	—	—

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

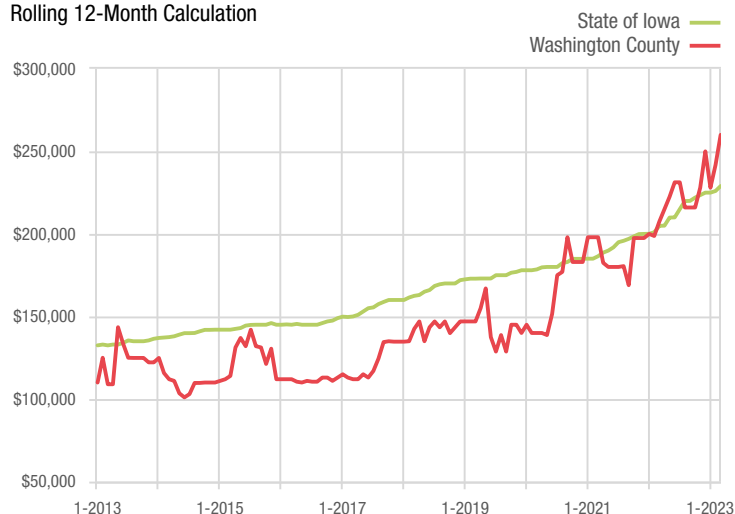
### Median Sales Price - Single-Family Detached

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.