

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

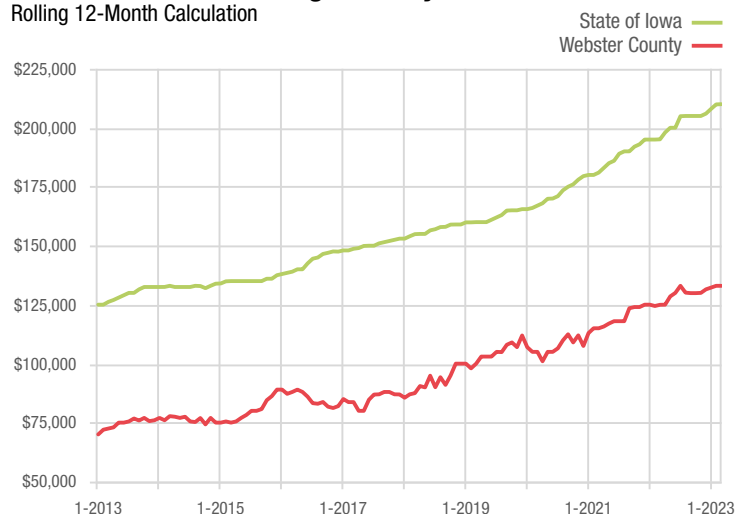
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	39	36	- 7.7%	114	93	- 18.4%
Pending Sales	44	17	- 61.4%	104	63	- 39.4%
Closed Sales	31	27	- 12.9%	82	67	- 18.3%
Days on Market Until Sale	48	61	+ 27.1%	49	59	+ 20.4%
Median Sales Price*	\$119,000	\$120,000	+ 0.8%	\$101,450	\$109,900	+ 8.3%
Average Sales Price*	\$155,639	\$129,585	- 16.7%	\$133,136	\$117,642	- 11.6%
Percent of List Price Received*	94.3%	95.5%	+ 1.3%	94.0%	91.9%	- 2.2%
Inventory of Homes for Sale	50	86	+ 72.0%	—	—	—
Months Supply of Inventory	1.2	2.5	+ 108.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	50	112	+ 124.0%	29	121	+ 317.2%
Median Sales Price*	\$200,000	\$100,450	- 49.8%	\$211,500	\$79,750	- 62.3%
Average Sales Price*	\$200,000	\$100,450	- 49.8%	\$211,500	\$88,850	- 58.0%
Percent of List Price Received*	91.7%	96.9%	+ 5.7%	94.4%	96.6%	+ 2.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

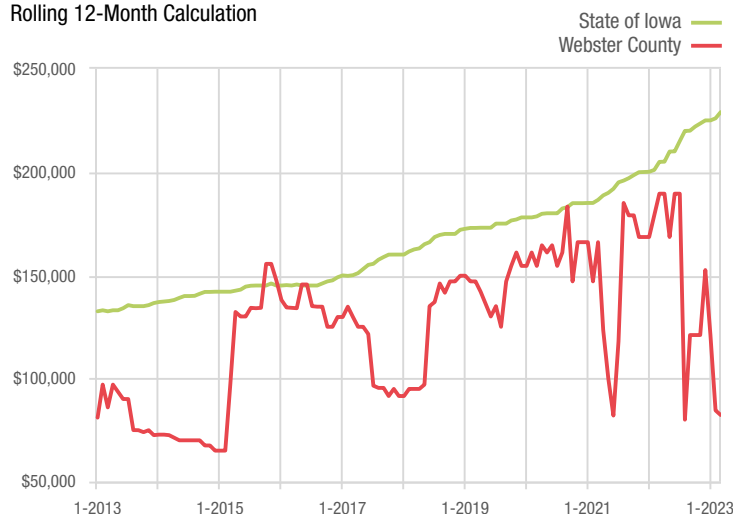
Median Sales Price - Single-Family Detached

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.