

# Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Benton County

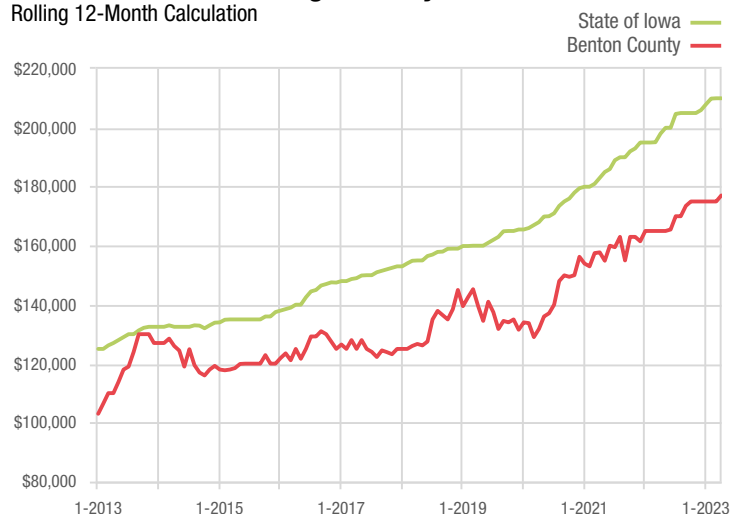
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	46	29	- 37.0%	121	90	- 25.6%
Pending Sales	33	20	- 39.4%	109	84	- 22.9%
Closed Sales	26	16	- 38.5%	89	69	- 22.5%
Days on Market Until Sale	36	40	+ 11.1%	39	40	+ 2.6%
Median Sales Price*	\$168,000	<b>\$209,000</b>	+ 24.4%	\$165,500	<b>\$172,000</b>	+ 3.9%
Average Sales Price*	\$181,009	<b>\$221,531</b>	+ 22.4%	\$182,659	<b>\$199,732</b>	+ 9.3%
Percent of List Price Received*	98.5%	<b>98.7%</b>	+ 0.2%	97.8%	<b>97.1%</b>	- 0.7%
Inventory of Homes for Sale	38	44	+ 15.8%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	0	- 100.0%	2	4	+ 100.0%
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	61	—	—	149	189	+ 26.8%
Median Sales Price*	\$66,500	—	—	\$66,250	<b>\$245,000</b>	+ 269.8%
Average Sales Price*	\$66,500	—	—	\$66,250	<b>\$245,000</b>	+ 269.8%
Percent of List Price Received*	91.7%	—	—	93.7%	<b>96.1%</b>	+ 2.6%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	3.0	+ 233.3%	—	—	—

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

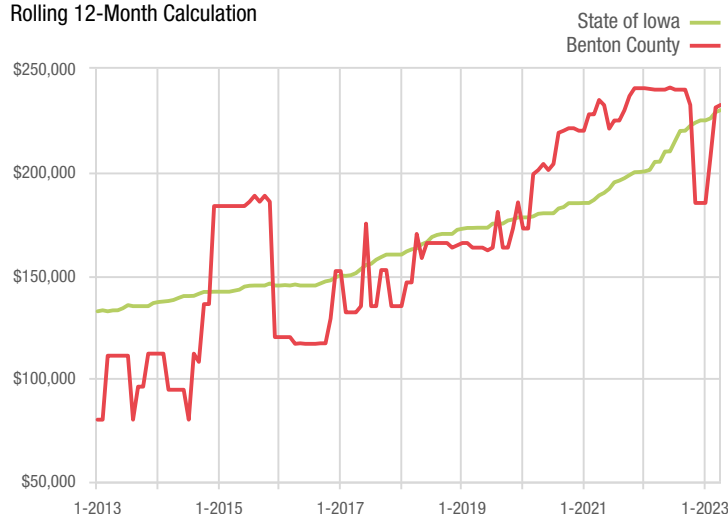
### Median Sales Price - Single-Family Detached

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.