

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

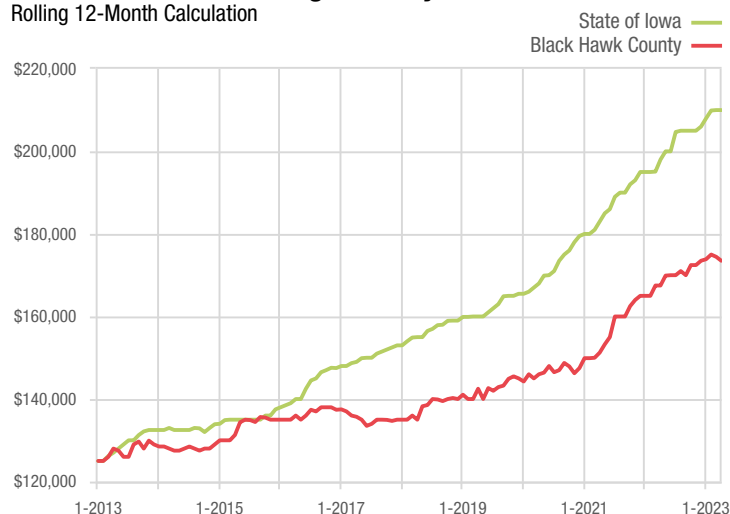
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	186	127	- 31.7%	556	423	- 23.9%
Pending Sales	167	133	- 20.4%	549	426	- 22.4%
Closed Sales	128	91	- 28.9%	455	341	- 25.1%
Days on Market Until Sale	18	21	+ 16.7%	29	30	+ 3.4%
Median Sales Price*	\$179,000	\$162,500	- 9.2%	\$165,000	\$164,900	- 0.1%
Average Sales Price*	\$192,584	\$195,151	+ 1.3%	\$190,971	\$199,825	+ 4.6%
Percent of List Price Received*	101.7%	101.4%	- 0.3%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	109	94	- 13.8%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	21	16	- 23.8%	53	64	+ 20.8%
Pending Sales	15	18	+ 20.0%	51	52	+ 2.0%
Closed Sales	11	10	- 9.1%	43	35	- 18.6%
Days on Market Until Sale	14	69	+ 392.9%	23	46	+ 100.0%
Median Sales Price*	\$166,000	\$217,500	+ 31.0%	\$161,500	\$199,900	+ 23.8%
Average Sales Price*	\$182,482	\$264,180	+ 44.8%	\$173,702	\$220,138	+ 26.7%
Percent of List Price Received*	102.9%	100.0%	- 2.8%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	10	21	+ 110.0%	—	—	—
Months Supply of Inventory	0.7	1.5	+ 114.3%	—	—	—

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

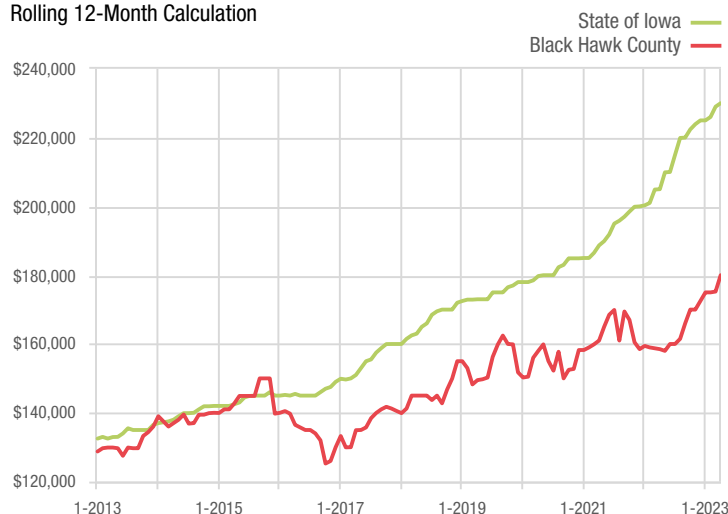
Median Sales Price - Single-Family Detached

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.