

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Boone County

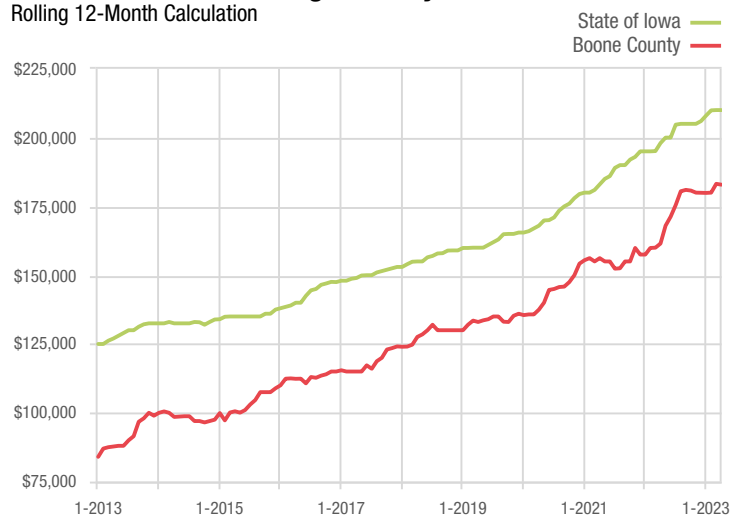
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	32	48	+ 50.0%	132	137	+ 3.8%
Pending Sales	56	39	- 30.4%	142	122	- 14.1%
Closed Sales	41	18	- 56.1%	128	86	- 32.8%
Days on Market Until Sale	29	8	- 72.4%	50	38	- 24.0%
Median Sales Price*	\$181,000	\$153,450	- 15.2%	\$163,500	\$183,200	+ 12.0%
Average Sales Price*	\$199,952	\$186,894	- 6.5%	\$196,456	\$209,698	+ 6.7%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	46	55	+ 19.6%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	2	6	+ 200.0%
Pending Sales	2	3	+ 50.0%	5	6	+ 20.0%
Closed Sales	0	2	—	5	3	- 40.0%
Days on Market Until Sale	—	33	—	9	22	+ 144.4%
Median Sales Price*	—	\$171,000	—	\$199,900	\$143,000	- 28.5%
Average Sales Price*	—	\$171,000	—	\$162,380	\$161,667	- 0.4%
Percent of List Price Received*	—	97.6%	—	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

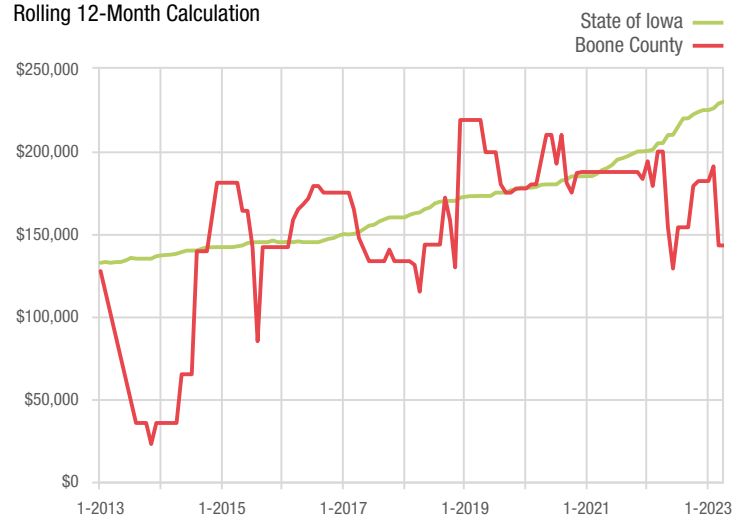
Median Sales Price - Single-Family Detached

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.