Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®

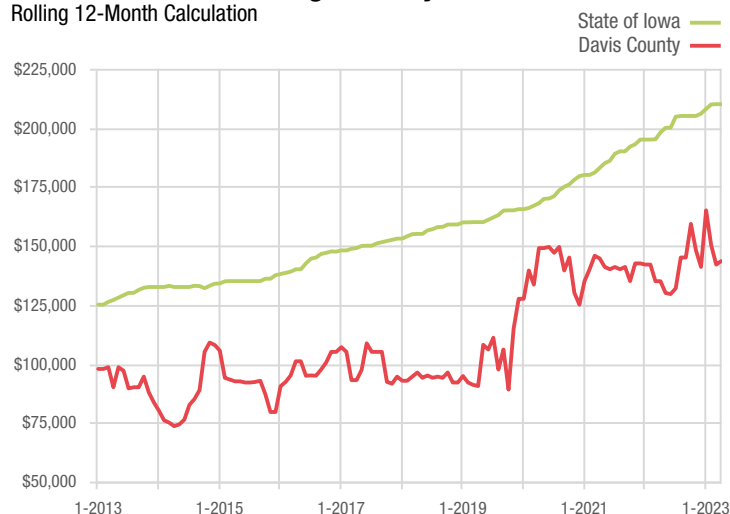**Iowa** Association of **REALTORS**®

Davis County

Single-Family Detached

Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	5	3	- 40.0%	16	13	- 18.8%
Pending Sales	9	3	- 66.7%	15	12	- 20.0%
Closed Sales	5	2	- 60.0%	12	17	+ 41.7%
Days on Market Until Sale	49	55	+ 12.2%	54	75	+ 38.9%
Median Sales Price*	$193,000	$192,500	- 0.3%	$179,000	$175,000	- 2.2%
Average Sales Price*	$474,400	$192,500	- 59.4%	$311,333	$178,465	- 42.7%
Percent of List Price Received*	91.8%	94.4%	+ 2.8%	94.3%	91.2%	- 3.3%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	1.1	2.8	+ 154.5%	—	—	—

Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

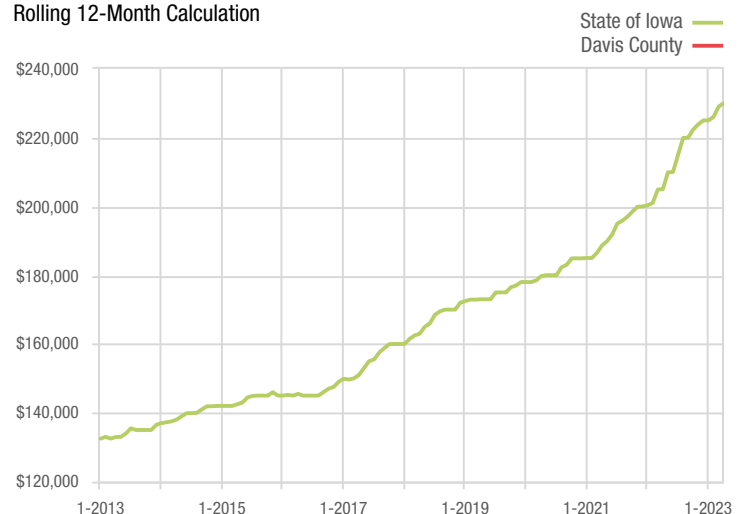* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Davis County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Davis County —

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.