

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Decatur County

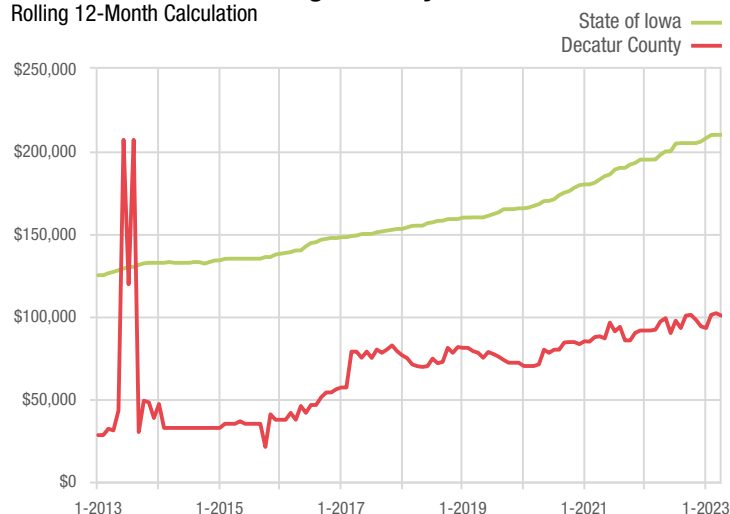
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	6	- 40.0%	20	27	+ 35.0%
Pending Sales	5	9	+ 80.0%	18	24	+ 33.3%
Closed Sales	5	4	- 20.0%	16	18	+ 12.5%
Days on Market Until Sale	102	73	- 28.4%	69	43	- 37.7%
Median Sales Price*	\$155,000	\$99,250	- 36.0%	\$104,254	\$109,000	+ 4.6%
Average Sales Price*	\$153,560	\$100,499	- 34.6%	\$143,707	\$112,305	- 21.9%
Percent of List Price Received*	95.1%	93.4%	- 1.8%	90.0%	94.5%	+ 5.0%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	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.

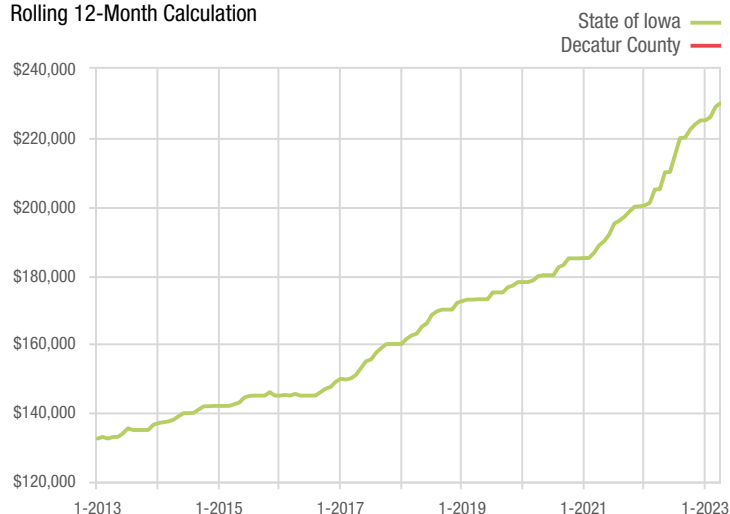
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.