

# Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Delaware County

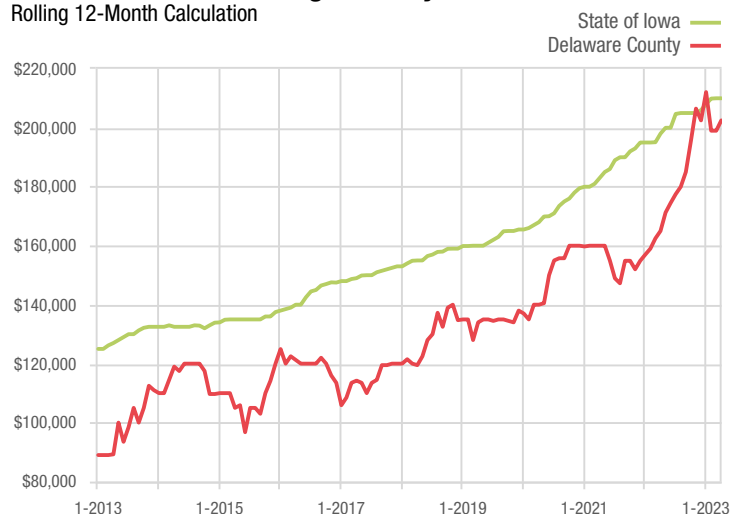
| Single-Family Detached          | April     |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics                     | 2022      | 2023             | % Change | Thru 4-2022  | Thru 4-2023      | % Change |
| New Listings                    | 22        | 11               | - 50.0%  | 45           | 46               | + 2.2%   |
| Pending Sales                   | 17        | 9                | - 47.1%  | 43           | 37               | - 14.0%  |
| Closed Sales                    | 10        | 10               | 0.0%     | 42           | 38               | - 9.5%   |
| Days on Market Until Sale       | 33        | 59               | + 78.8%  | 35           | 44               | + 25.7%  |
| Median Sales Price*             | \$223,550 | <b>\$235,000</b> | + 5.1%   | \$187,500    | <b>\$175,000</b> | - 6.7%   |
| Average Sales Price*            | \$280,910 | <b>\$322,740</b> | + 14.9%  | \$267,094    | <b>\$244,588</b> | - 8.4%   |
| Percent of List Price Received* | 98.8%     | <b>94.3%</b>     | - 4.6%   | 99.3%        | <b>95.7%</b>     | - 3.6%   |
| Inventory of Homes for Sale     | 16        | 28               | + 75.0%  | —            | —                | —        |
| Months Supply of Inventory      | 1.1       | 2.5              | + 127.3% | —            | —                | —        |

| Townhouse-Condo                 | April     |      |          | Year to Date |                  |          |
|---------------------------------|-----------|------|----------|--------------|------------------|----------|
| Key Metrics                     | 2022      | 2023 | % Change | Thru 4-2022  | Thru 4-2023      | % Change |
| New Listings                    | 1         | 1    | 0.0%     | 6            | 2                | - 66.7%  |
| Pending Sales                   | 0         | 1    | —        | 3            | 2                | - 33.3%  |
| Closed Sales                    | 1         | 0    | - 100.0% | 2            | 1                | - 50.0%  |
| Days on Market Until Sale       | 0         | —    | —        | 34           | 139              | + 308.8% |
| Median Sales Price*             | \$189,000 | —    | —        | \$136,500    | <b>\$325,000</b> | + 138.1% |
| Average Sales Price*            | \$189,000 | —    | —        | \$136,500    | <b>\$325,000</b> | + 138.1% |
| Percent of List Price Received* | 108.6%    | —    | —        | 101.5%       | <b>98.5%</b>     | - 3.0%   |
| Inventory of Homes for Sale     | 2         | 4    | + 100.0% | —            | —                | —        |
| Months Supply of Inventory      | 1.6       | 3.3  | + 106.3% | —            | —                | —        |

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

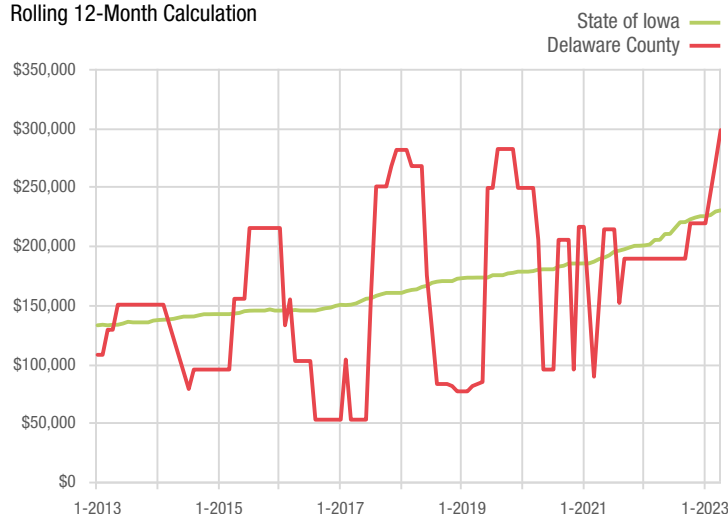
### Median Sales Price - Single-Family Detached

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.