

# Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Henry County

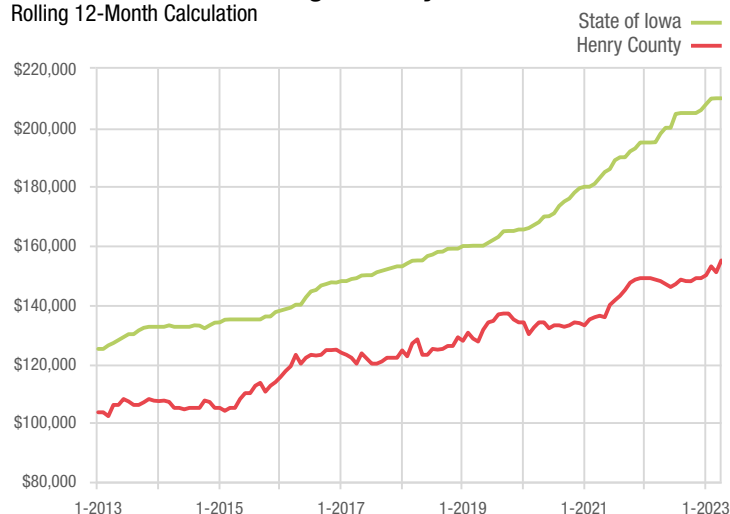
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	56	43	- 23.2%	179	147	- 17.9%
Pending Sales	46	42	- 8.7%	184	155	- 15.8%
Closed Sales	44	41	- 6.8%	169	128	- 24.3%
Days on Market Until Sale	32	42	+ 31.3%	34	45	+ 32.4%
Median Sales Price*	\$145,000	<b>\$165,000</b>	+ 13.8%	\$134,500	<b>\$152,500</b>	+ 13.4%
Average Sales Price*	\$161,177	<b>\$185,979</b>	+ 15.4%	\$155,103	<b>\$169,158</b>	+ 9.1%
Percent of List Price Received*	97.9%	<b>97.9%</b>	0.0%	97.6%	<b>96.9%</b>	- 0.7%
Inventory of Homes for Sale	52	54	+ 3.8%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	2	—	2	3	+ 50.0%
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Days on Market Until Sale	2	3	+ 50.0%	8	50	+ 525.0%
Median Sales Price*	\$130,950	<b>\$245,000</b>	+ 87.1%	\$150,000	<b>\$229,000</b>	+ 52.7%
Average Sales Price*	\$130,950	<b>\$245,000</b>	+ 87.1%	\$137,300	<b>\$229,000</b>	+ 66.8%
Percent of List Price Received*	100.0%	<b>107.0%</b>	+ 7.0%	100.0%	<b>103.0%</b>	+ 3.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
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.

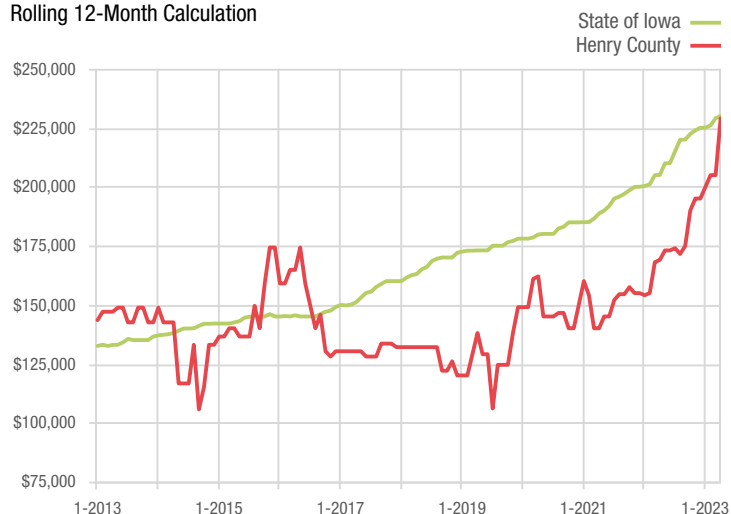
### Median Sales Price - Single-Family Detached

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.