

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Iowa Great Lakes Board of REALTORS®

Includes Clay, Dickinson and Emmet Counties

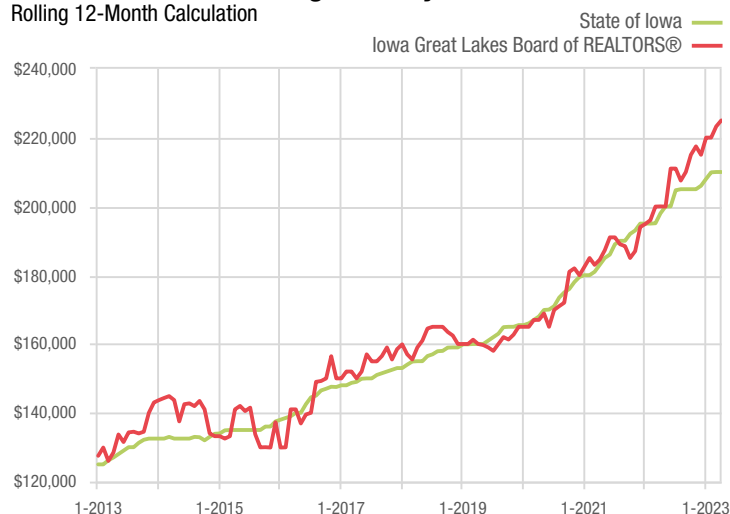
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	77	89	+ 15.6%	277	245	- 11.6%
Pending Sales	75	41	- 45.3%	257	191	- 25.7%
Closed Sales	74	43	- 41.9%	195	156	- 20.0%
Days on Market Until Sale	72	107	+ 48.6%	73	98	+ 34.2%
Median Sales Price*	\$180,000	\$230,000	+ 27.8%	\$190,000	\$236,500	+ 24.5%
Average Sales Price*	\$253,348	\$284,937	+ 12.5%	\$270,154	\$317,315	+ 17.5%
Percent of List Price Received*	98.0%	96.4%	- 1.6%	97.6%	96.7%	- 0.9%
Inventory of Homes for Sale	75	153	+ 104.0%	—	—	—
Months Supply of Inventory	1.0	2.6	+ 160.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	17	+ 183.3%	33	34	+ 3.0%
Pending Sales	12	8	- 33.3%	40	26	- 35.0%
Closed Sales	8	5	- 37.5%	32	22	- 31.3%
Days on Market Until Sale	62	280	+ 351.6%	111	178	+ 60.4%
Median Sales Price*	\$117,700	\$286,000	+ 143.0%	\$277,000	\$335,900	+ 21.3%
Average Sales Price*	\$205,550	\$240,060	+ 16.8%	\$326,033	\$333,156	+ 2.2%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	29	67	+ 131.0%	—	—	—
Months Supply of Inventory	2.4	7.4	+ 208.3%	—	—	—

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

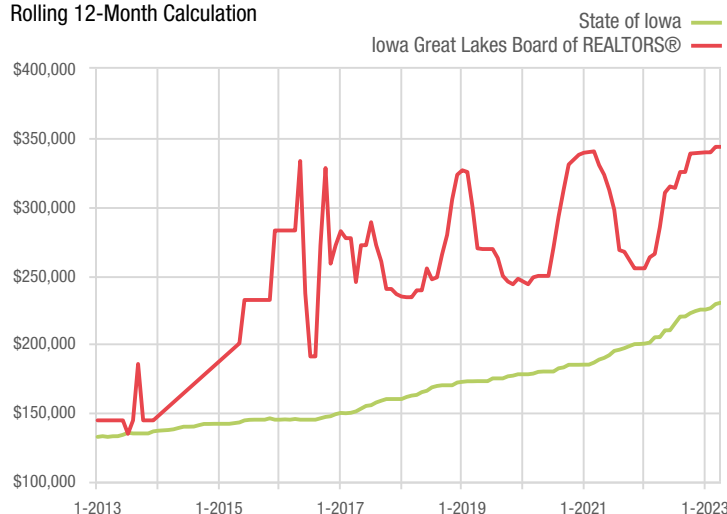
Median Sales Price - Single-Family Detached

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.