

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

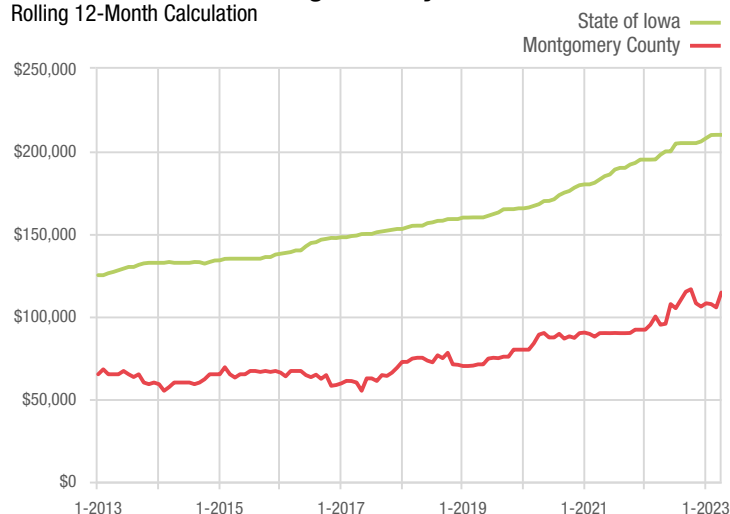
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	18	10	- 44.4%	50	27	- 46.0%
Pending Sales	15	8	- 46.7%	46	27	- 41.3%
Closed Sales	15	2	- 86.7%	46	20	- 56.5%
Days on Market Until Sale	33	18	- 45.5%	39	60	+ 53.8%
Median Sales Price*	\$85,000	\$110,500	+ 30.0%	\$99,500	\$143,500	+ 44.2%
Average Sales Price*	\$95,000	\$110,500	+ 16.3%	\$122,637	\$137,875	+ 12.4%
Percent of List Price Received*	93.1%	92.7%	- 0.4%	94.8%	95.5%	+ 0.7%
Inventory of Homes for Sale	17	9	- 47.1%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	54	—	—	54	—	—
Median Sales Price*	\$72,000	—	—	\$72,000	—	—
Average Sales Price*	\$72,000	—	—	\$72,000	—	—
Percent of List Price Received*	85.8%	—	—	85.8%	—	—
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.

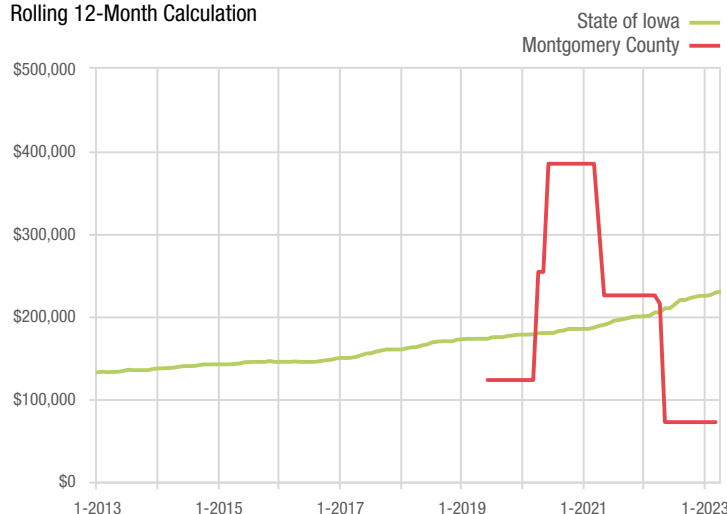
Median Sales Price - Single-Family Detached

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.