

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

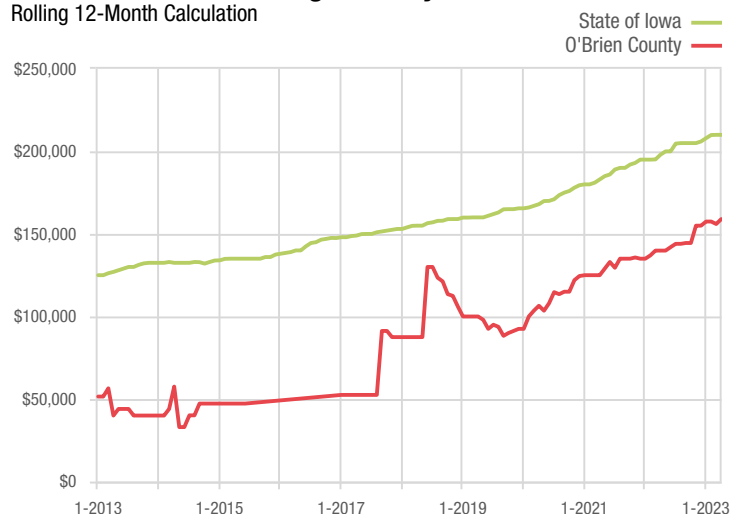
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	9	10	+ 11.1%	35	35	0.0%
Pending Sales	12	15	+ 25.0%	35	39	+ 11.4%
Closed Sales	10	4	- 60.0%	24	20	- 16.7%
Days on Market Until Sale	65	49	- 24.6%	65	79	+ 21.5%
Median Sales Price*	\$155,000	\$194,500	+ 25.5%	\$139,500	\$160,000	+ 14.7%
Average Sales Price*	\$175,250	\$190,250	+ 8.6%	\$157,600	\$158,625	+ 0.7%
Percent of List Price Received*	92.4%	95.8%	+ 3.7%	92.4%	90.2%	- 2.4%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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	1	—	0	1	—
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	6	—	—
Median Sales Price*	—	—	—	\$179,900	—	—
Average Sales Price*	—	—	—	\$179,900	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.9	- 40.0%	—	—	—

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

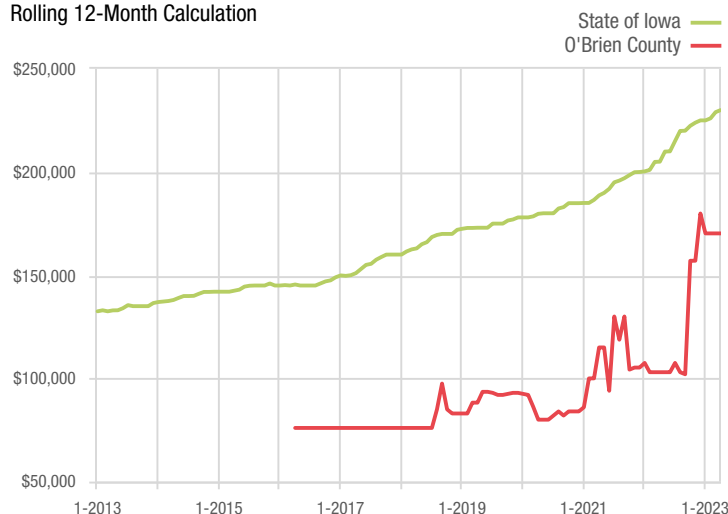
Median Sales Price - Single-Family Detached

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.