

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

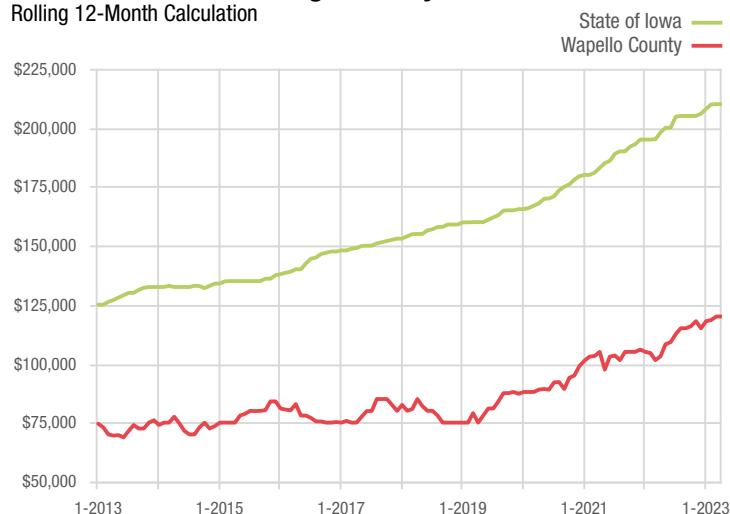
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	42	33	- 21.4%	120	95	- 20.8%
Pending Sales	23	27	+ 17.4%	103	98	- 4.9%
Closed Sales	24	19	- 20.8%	99	81	- 18.2%
Days on Market Until Sale	38	67	+ 76.3%	39	54	+ 38.5%
Median Sales Price*	\$127,250	\$122,500	- 3.7%	\$100,000	\$121,000	+ 21.0%
Average Sales Price*	\$130,010	\$136,518	+ 5.0%	\$116,245	\$138,811	+ 19.4%
Percent of List Price Received*	95.9%	93.9%	- 2.1%	96.5%	94.6%	- 2.0%
Inventory of Homes for Sale	55	42	- 23.6%	—	—	—
Months Supply of Inventory	1.7	1.4	- 17.6%	—	—	—

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

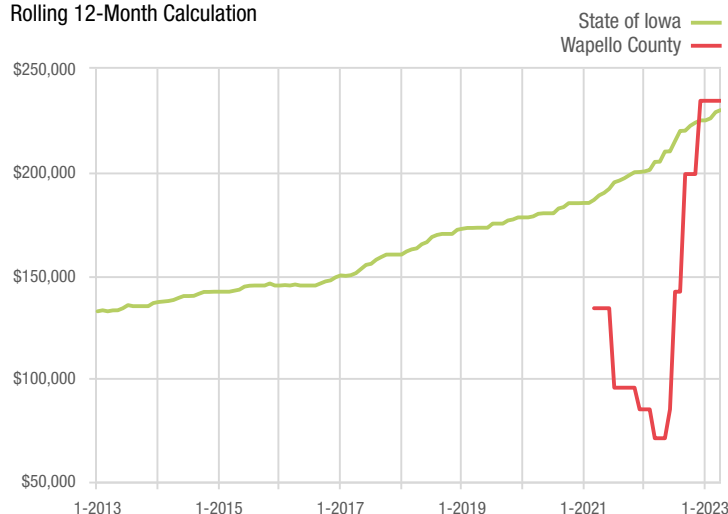
Median Sales Price - Single-Family Detached

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.