

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

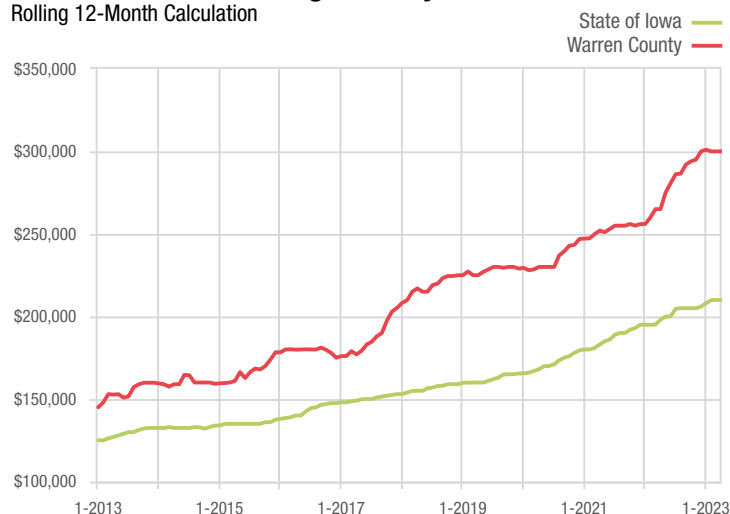
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	91	88	- 3.3%	344	291	- 15.4%
Pending Sales	141	78	- 44.7%	342	252	- 26.3%
Closed Sales	75	54	- 28.0%	280	177	- 36.8%
Days on Market Until Sale	39	72	+ 84.6%	37	72	+ 94.6%
Median Sales Price*	\$303,400	\$322,945	+ 6.4%	\$303,123	\$299,999	- 1.0%
Average Sales Price*	\$327,646	\$381,921	+ 16.6%	\$336,488	\$355,711	+ 5.7%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	206	207	+ 0.5%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	11	19	+ 72.7%	37	65	+ 75.7%
Pending Sales	16	29	+ 81.3%	37	69	+ 86.5%
Closed Sales	12	16	+ 33.3%	40	40	0.0%
Days on Market Until Sale	40	119	+ 197.5%	43	80	+ 86.0%
Median Sales Price*	\$264,000	\$246,490	- 6.6%	\$258,950	\$239,990	- 7.3%
Average Sales Price*	\$247,995	\$281,132	+ 13.4%	\$262,925	\$251,512	- 4.3%
Percent of List Price Received*	100.1%	98.2%	- 1.9%	100.2%	98.3%	- 1.9%
Inventory of Homes for Sale	38	54	+ 42.1%	—	—	—
Months Supply of Inventory	3.2	4.4	+ 37.5%	—	—	—

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

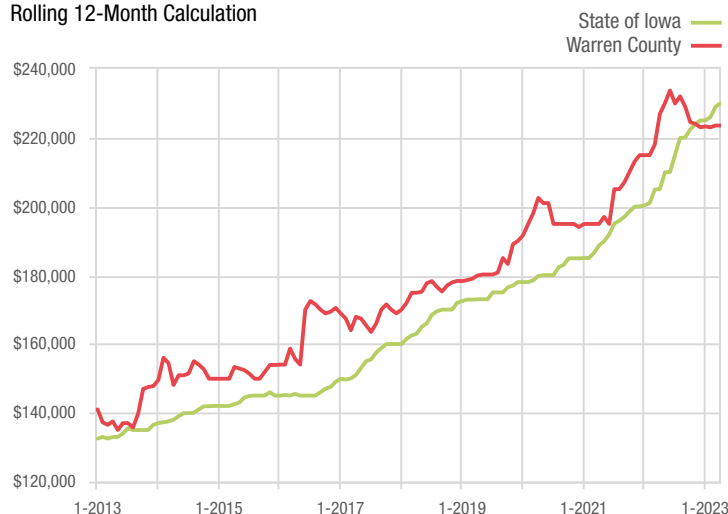
Median Sales Price - Single-Family Detached

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.