

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

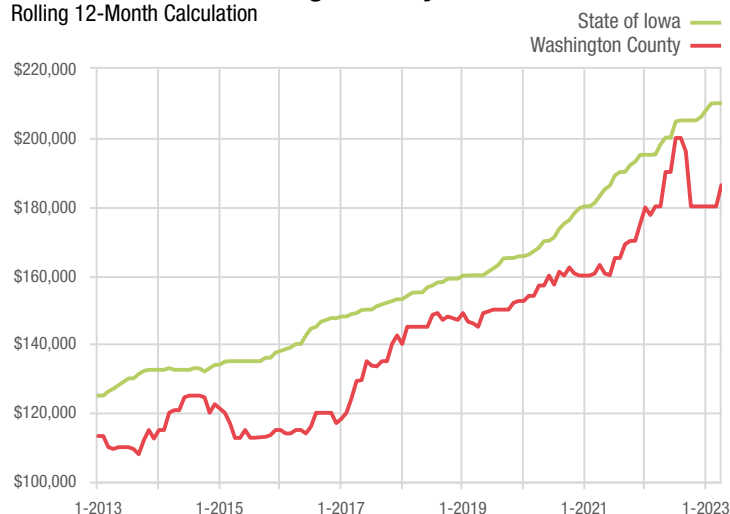
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	41	27	- 34.1%	112	91	- 18.8%
Pending Sales	24	24	0.0%	95	75	- 21.1%
Closed Sales	36	20	- 44.4%	91	54	- 40.7%
Days on Market Until Sale	70	44	- 37.1%	59	62	+ 5.1%
Median Sales Price*	\$188,500	\$272,450	+ 44.5%	\$180,000	\$227,000	+ 26.1%
Average Sales Price*	\$221,608	\$309,585	+ 39.7%	\$203,798	\$255,906	+ 25.6%
Percent of List Price Received*	99.4%	97.7%	- 1.7%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	50	57	+ 14.0%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	3	0	- 100.0%	16	11	- 31.3%
Pending Sales	1	2	+ 100.0%	6	5	- 16.7%
Closed Sales	0	2	—	7	4	- 42.9%
Days on Market Until Sale	—	93	—	81	123	+ 51.9%
Median Sales Price*	—	\$278,750	—	\$240,000	\$293,400	+ 22.3%
Average Sales Price*	—	\$278,750	—	\$227,129	\$289,825	+ 27.6%
Percent of List Price Received*	—	96.8%	—	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	6.1	6.5	+ 6.6%	—	—	—

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

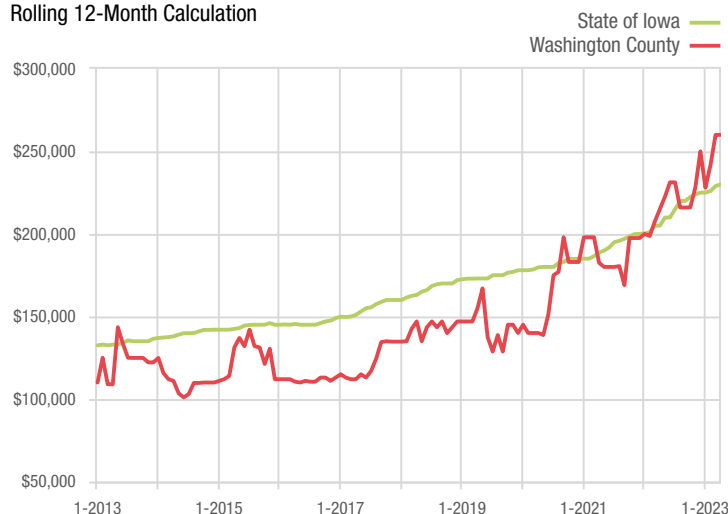
Median Sales Price - Single-Family Detached

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.