

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

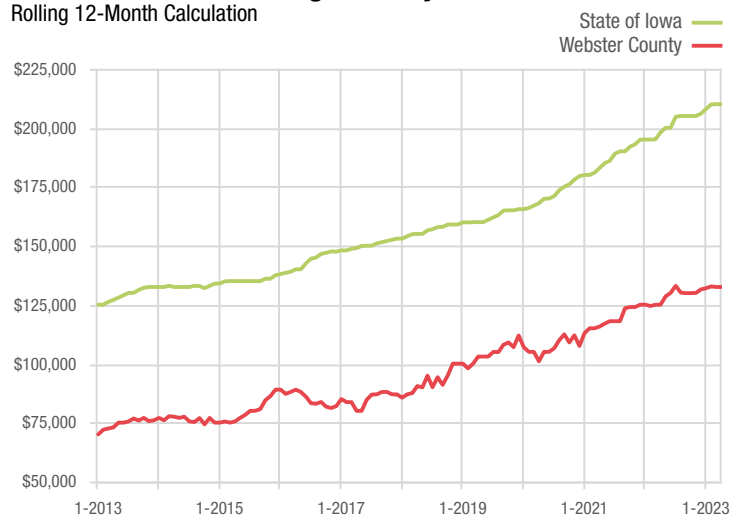
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	53	33	- 37.7%	167	126	- 24.6%
Pending Sales	45	13	- 71.1%	149	97	- 34.9%
Closed Sales	41	31	- 24.4%	123	100	- 18.7%
Days on Market Until Sale	51	43	- 15.7%	50	54	+ 8.0%
Median Sales Price*	\$132,000	\$132,000	0.0%	\$117,000	\$119,250	+ 1.9%
Average Sales Price*	\$136,312	\$153,076	+ 12.3%	\$134,195	\$127,873	- 4.7%
Percent of List Price Received*	96.9%	96.5%	- 0.4%	95.0%	93.5%	- 1.6%
Inventory of Homes for Sale	52	79	+ 51.9%	—	—	—
Months Supply of Inventory	1.3	2.4	+ 84.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	2	1	- 50.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	154	—	—	70	121	+ 72.9%
Median Sales Price*	\$78,000	—	—	\$200,000	\$79,750	- 60.1%
Average Sales Price*	\$78,000	—	—	\$167,000	\$88,850	- 46.8%
Percent of List Price Received*	95.4%	—	—	94.7%	96.6%	+ 2.0%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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

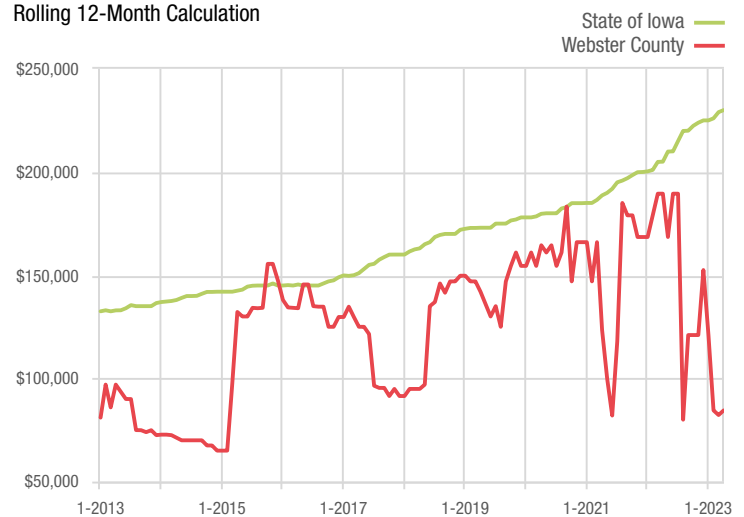
Median Sales Price - Single-Family Detached

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.