

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

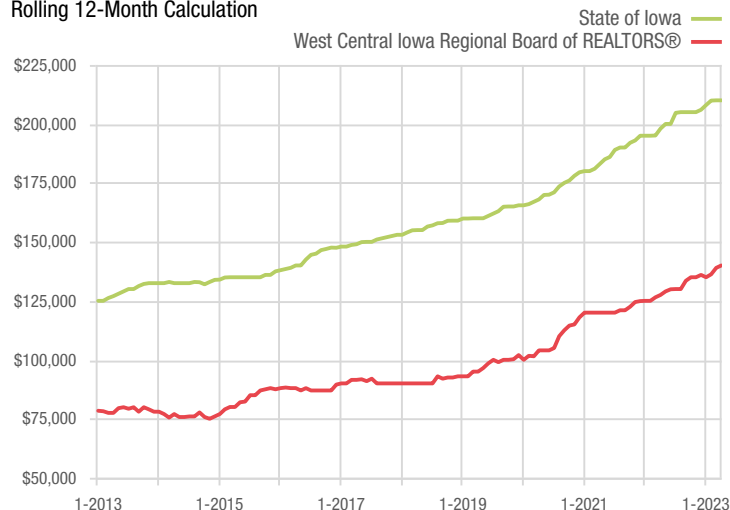
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	205	142	- 30.7%	605	515	- 14.9%
Pending Sales	197	124	- 37.1%	587	477	- 18.7%
Closed Sales	148	97	- 34.5%	526	389	- 26.0%
Days on Market Until Sale	44	45	+ 2.3%	53	52	- 1.9%
Median Sales Price*	\$125,000	\$155,000	+ 24.0%	\$130,000	\$147,750	+ 13.7%
Average Sales Price*	\$141,592	\$183,006	+ 29.2%	\$160,566	\$173,918	+ 8.3%
Percent of List Price Received*	95.5%	95.8%	+ 0.3%	95.4%	94.9%	- 0.5%
Inventory of Homes for Sale	257	258	+ 0.4%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	7	—	6	12	+ 100.0%
Pending Sales	2	4	+ 100.0%	6	6	0.0%
Closed Sales	4	1	- 75.0%	7	3	- 57.1%
Days on Market Until Sale	50	1	- 98.0%	59	10	- 83.1%
Median Sales Price*	\$167,000	\$300,895	+ 80.2%	\$189,000	\$182,500	- 3.4%
Average Sales Price*	\$191,500	\$300,895	+ 57.1%	\$203,857	\$202,965	- 0.4%
Percent of List Price Received*	94.4%	108.0%	+ 14.4%	107.9%	101.6%	- 5.8%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	1.4	3.5	+ 150.0%	—	—	—

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

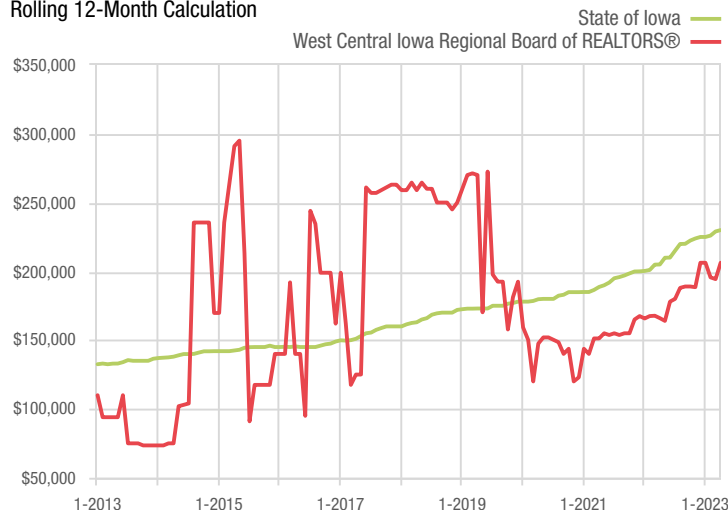
Median Sales Price - Single-Family Detached

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.