

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

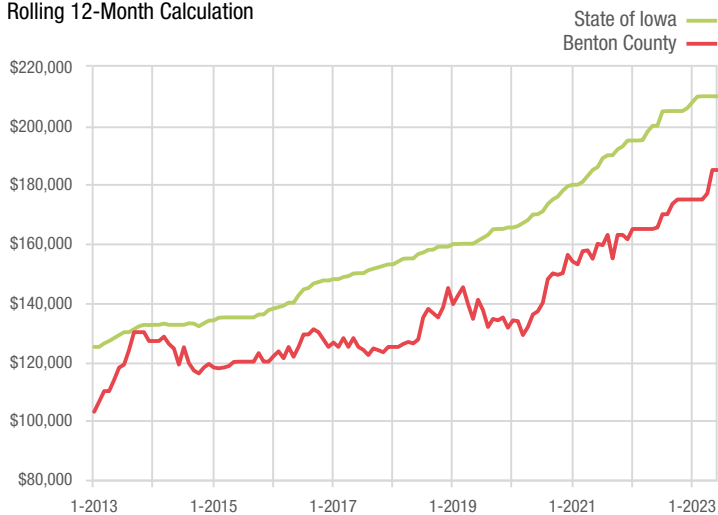
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	43	42	- 2.3%	203	160	- 21.2%
Pending Sales	35	29	- 17.1%	165	135	- 18.2%
Closed Sales	33	30	- 9.1%	158	125	- 20.9%
Days on Market Until Sale	26	34	+ 30.8%	34	50	+ 47.1%
Median Sales Price*	\$193,000	\$237,850	+ 23.2%	\$170,000	\$197,250	+ 16.0%
Average Sales Price*	\$249,621	\$265,872	+ 6.5%	\$193,352	\$222,140	+ 14.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	55	56	+ 1.8%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	2	0	- 100.0%	5	8	+ 60.0%
Pending Sales	2	1	- 50.0%	6	6	0.0%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	—	—	—	247	194	- 21.5%
Median Sales Price*	—	—	—	\$149,500	\$215,000	+ 43.8%
Average Sales Price*	—	—	—	\$151,000	\$201,225	+ 33.3%
Percent of List Price Received*	—	—	—	97.0%	96.2%	- 0.8%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.8	3.9	+ 116.7%	—	—	—

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

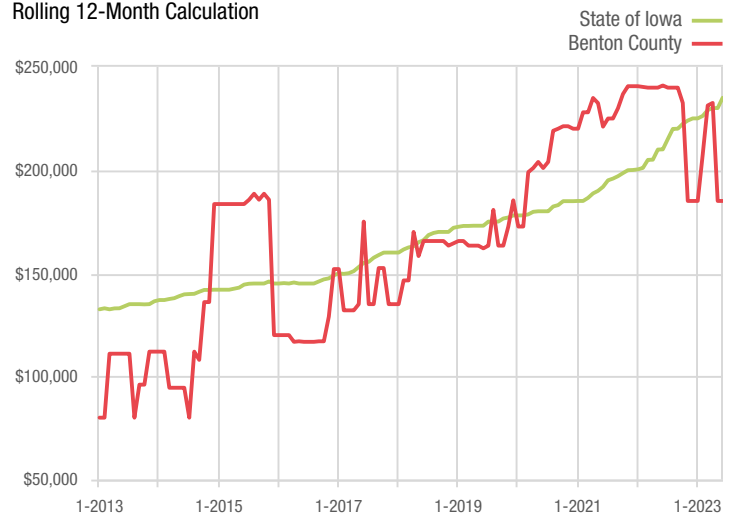
Median Sales Price - Single-Family Detached

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.