

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	28	35	+ 25.0%	643	633	- 1.6%
Pending Sales	27	40	+ 48.1%	576	583	+ 1.2%
Closed Sales	38	48	+ 26.3%	597	577	- 3.4%
Days on Market Until Sale	47	33	- 29.8%	29	30	+ 3.4%
Median Sales Price*	\$145,500	\$161,000	+ 10.7%	\$149,000	\$160,000	+ 7.4%
Average Sales Price*	\$159,645	\$178,357	+ 11.7%	\$173,399	\$177,989	+ 2.6%
Percent of List Price Received*	97.3%	97.8%	+ 0.5%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	83	71	- 14.5%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

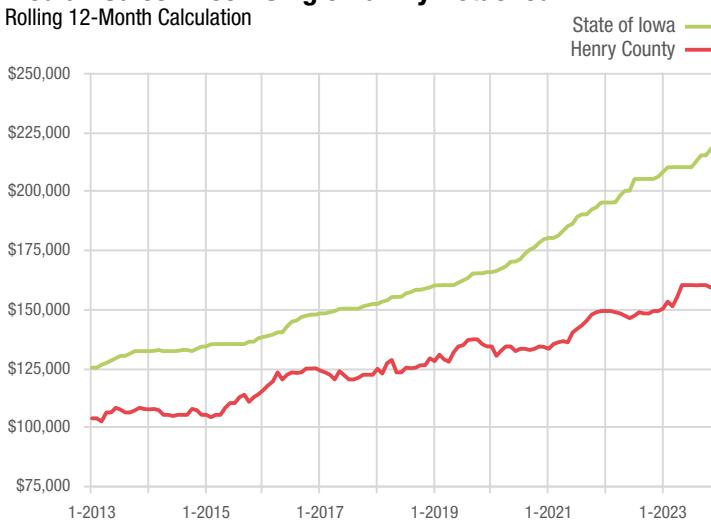
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	9	13	+ 44.4%
Pending Sales	0	0	0.0%	9	12	+ 33.3%
Closed Sales	2	0	- 100.0%	9	12	+ 33.3%
Days on Market Until Sale	10	—	—	18	12	- 33.3%
Median Sales Price*	\$174,500	—	—	\$195,000	\$229,000	+ 17.4%
Average Sales Price*	\$174,500	—	—	\$198,656	\$209,125	+ 5.3%
Percent of List Price Received*	98.2%	—	—	98.7%	100.1%	+ 1.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

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

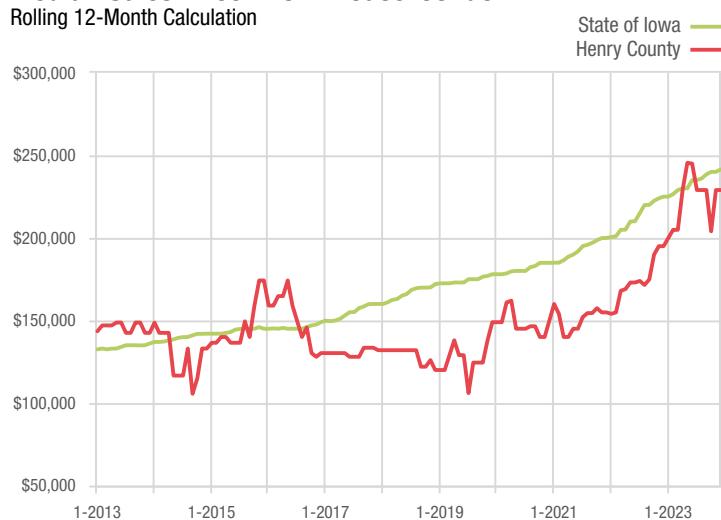
Median Sales Price - Single-Family Detached

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.