Local Market Update – January 2024A Research Tool Provided by Iowa Association of REALTORS®



Henry County

Single-Family Detached	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	20	45	+ 125.0%	20	45	+ 125.0%	
Pending Sales	30	29	- 3.3%	30	29	- 3.3%	
Closed Sales	28	31	+ 10.7%	28	31	+ 10.7%	
Days on Market Until Sale	31	31	0.0%	31	31	0.0%	
Median Sales Price*	\$142,004	\$90,000	- 36.6%	\$142,004	\$90,000	- 36.6%	
Average Sales Price*	\$160,004	\$131,922	- 17.6%	\$160,004	\$131,922	- 17.6%	
Percent of List Price Received*	95.9%	95.8%	- 0.1%	95.9%	95.8%	- 0.1%	
Inventory of Homes for Sale	68	86	+ 26.5%		_	_	
Months Supply of Inventory	1.4	1.8	+ 28.6%		_	_	

Townhouse-Condo		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	0	4		0	4	_		
Pending Sales	1	1	0.0%	1	1	0.0%		
Closed Sales	0	0	0.0%	0	0	0.0%		
Days on Market Until Sale	_	_			_	_		
Median Sales Price*	_				_	_		
Average Sales Price*	_	-	_		_	_		
Percent of List Price Received*	_				_	_		
Inventory of Homes for Sale	0	5	_		_	_		
Months Supply of Inventory	_	3.3			_	_		

^{*} 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 State of Iowa -Henry County -\$250,000 \$225,000 \$200,000 \$175,000 \$150,000 \$125,000 \$100,000 \$75,000 1-2014 1-2016 1-2018 1-2020 1-2022 1-2024



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.