

Local Market Update – August 2023

A Research Tool Provided by ITSO.



Waterloo

County

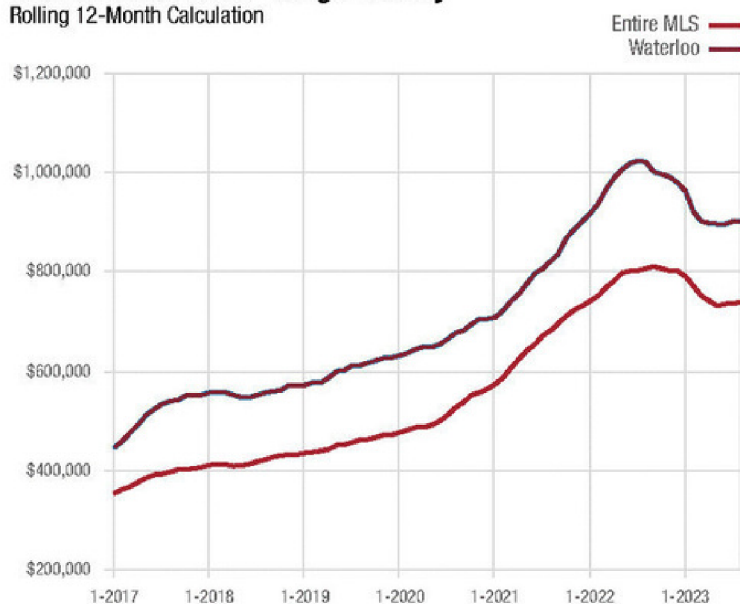
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	70	92	+ 31.4%	1,005	764	- 24.0%
Sales	57	48	- 15.8%	573	485	- 15.4%
Days on Market Until Sale	20	16	- 20.0%	11	13	+ 18.2%
Median Sales Price*	\$815,000	\$858,000	+ 5.3%	\$1,035,000	\$912,500	- 11.8%
Average Sales Price*	\$894,704	\$947,531	+ 5.9%	\$1,115,599	\$1,021,451	- 8.4%
Percent of List Price Received*	102.1%	105.2%	+ 3.0%	115.8%	107.7%	- 7.0%
Inventory of Homes for Sale	72	91	+ 26.4%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Townhouse/Condo	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
Key Metrics						
New Listings	70	97	+ 38.6%	944	802	- 15.0%
Sales	63	54	- 14.3%	550	490	- 10.9%
Days on Market Until Sale	26	23	- 11.5%	15	23	+ 53.3%
Median Sales Price*	\$555,000	\$565,000	+ 1.8%	\$618,444	\$565,000	- 8.6%
Average Sales Price*	\$566,210	\$598,931	+ 5.8%	\$649,094	\$599,201	- 7.7%
Percent of List Price Received*	100.9%	104.5%	+ 3.6%	112.8%	103.0%	- 8.7%
Inventory of Homes for Sale	99	113	+ 14.1%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

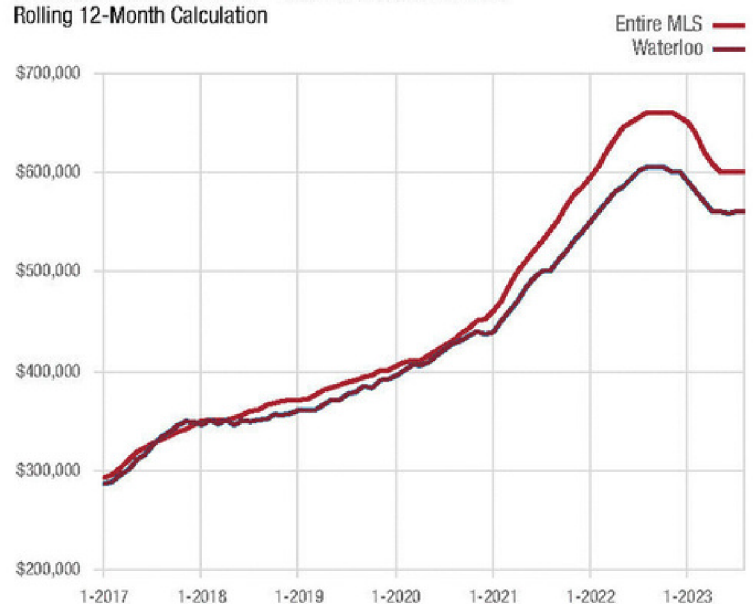
Median Sales Price - Single-Family

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.