

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	15	16	+ 6.7%	382	342	- 10.5%
Pending Sales	18	11	- 38.9%	312	280	- 10.3%
Closed Sales	22	20	- 9.1%	320	284	- 11.3%
Days on Market Until Sale	61	45	- 26.2%	34	42	+ 23.5%
Median Sales Price*	\$145,000	\$215,000	+ 48.3%	\$175,000	\$185,000	+ 5.7%
Average Sales Price*	\$180,695	\$316,522	+ 75.2%	\$197,364	\$224,960	+ 14.0%
Percent of List Price Received*	94.1%	96.5%	+ 2.6%	97.6%	96.7%	- 0.9%
Inventory of Homes for Sale	54	57	+ 5.6%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

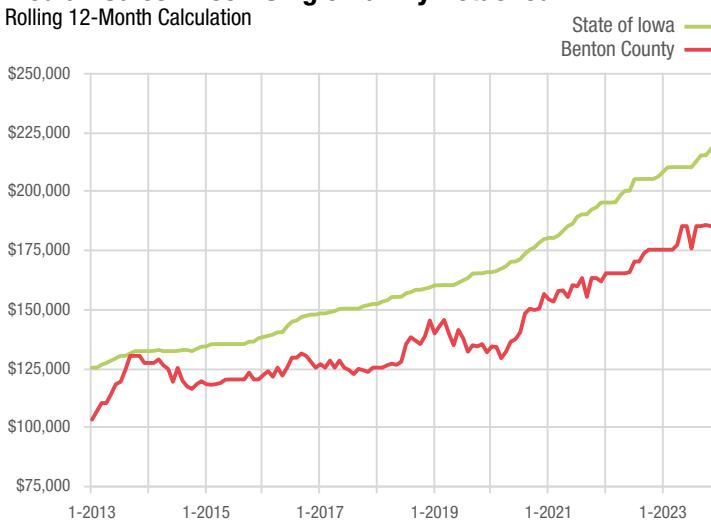
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	2	—	11	25	+ 127.3%
Pending Sales	0	2	—	9	11	+ 22.2%
Closed Sales	1	0	- 100.0%	9	9	0.0%
Days on Market Until Sale	2	—	—	167	142	- 15.0%
Median Sales Price*	\$255,000	—	—	\$185,000	\$245,000	+ 32.4%
Average Sales Price*	\$255,000	—	—	\$154,111	\$218,311	+ 41.7%
Percent of List Price Received*	100.0%	—	—	97.2%	98.5%	+ 1.3%
Inventory of Homes for Sale	4	12	+ 200.0%	—	—	—
Months Supply of Inventory	3.1	7.6	+ 145.2%	—	—	—

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

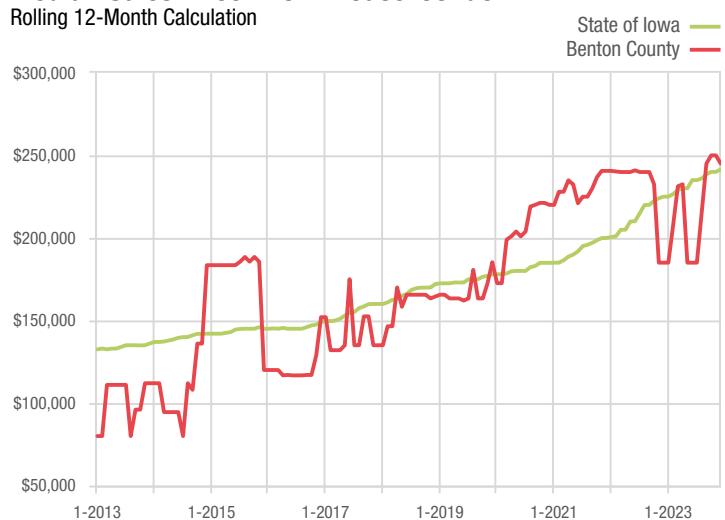
Median Sales Price - Single-Family Detached

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.