

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	75	62	- 17.3%	1,798	1,550	- 13.8%
Pending Sales	76	71	- 6.6%	1,618	1,387	- 14.3%
Closed Sales	105	110	+ 4.8%	1,659	1,387	- 16.4%
Days on Market Until Sale	24	16	- 33.3%	19	23	+ 21.1%
Median Sales Price*	\$175,000	\$187,500	+ 7.1%	\$173,500	\$175,500	+ 1.2%
Average Sales Price*	\$203,297	\$225,119	+ 10.7%	\$200,723	\$218,102	+ 8.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	100.6%	99.8%	- 0.8%
Inventory of Homes for Sale	140	135	- 3.6%	—	—	—
Months Supply of Inventory	1.0	1.2	+ 20.0%	—	—	—

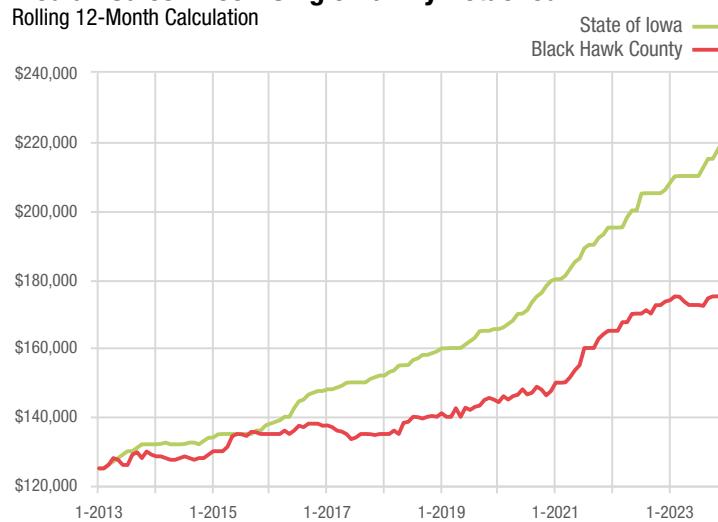
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	7	7	0.0%	185	192	+ 3.8%
Pending Sales	8	11	+ 37.5%	165	147	- 10.9%
Closed Sales	9	9	0.0%	167	137	- 18.0%
Days on Market Until Sale	6	14	+ 133.3%	16	31	+ 93.8%
Median Sales Price*	\$122,000	\$167,000	+ 36.9%	\$172,500	\$200,000	+ 15.9%
Average Sales Price*	\$130,328	\$187,311	+ 43.7%	\$189,040	\$218,838	+ 15.8%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	100.9%	99.6%	- 1.3%
Inventory of Homes for Sale	17	35	+ 105.9%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

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

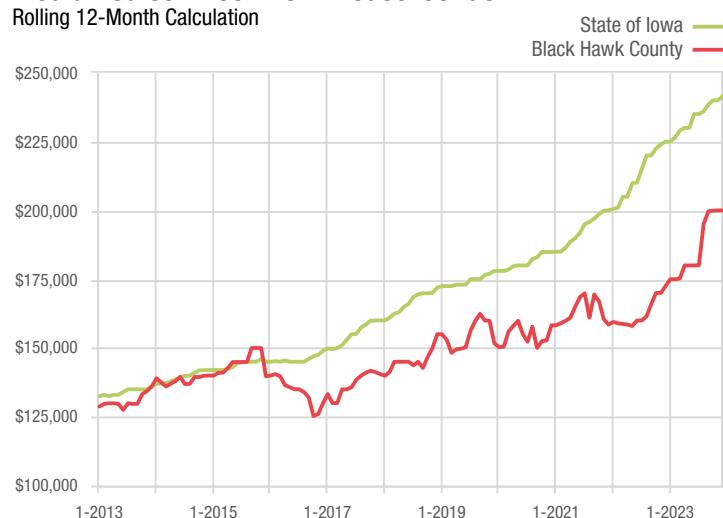
Median Sales Price - Single-Family Detached

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.