

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Boone County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	17	19	+ 11.8%	421	407	- 3.3%
Pending Sales	22	11	- 50.0%	397	329	- 17.1%
Closed Sales	30	21	- 30.0%	401	327	- 18.5%
Days on Market Until Sale	37	19	- 48.6%	36	31	- 13.9%
Median Sales Price*	\$152,500	\$172,000	+ 12.8%	\$179,950	\$185,000	+ 2.8%
Average Sales Price*	\$171,464	\$211,044	+ 23.1%	\$213,559	\$213,423	- 0.1%
Percent of List Price Received*	95.5%	99.4%	+ 4.1%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	48	50	+ 4.2%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

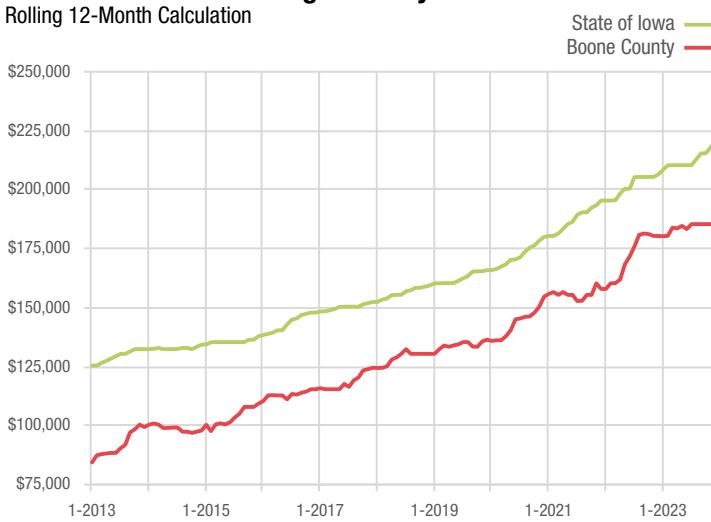
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	7	11	+ 57.1%
Pending Sales	0	1	—	9	9	0.0%
Closed Sales	0	0	0.0%	11	8	- 27.3%
Days on Market Until Sale	—	—	—	31	86	+ 177.4%
Median Sales Price*	—	—	—	\$182,000	\$116,250	- 36.1%
Average Sales Price*	—	—	—	\$164,982	\$141,450	- 14.3%
Percent of List Price Received*	—	—	—	98.4%	96.7%	- 1.7%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	0.6	- 25.0%	—	—	—

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

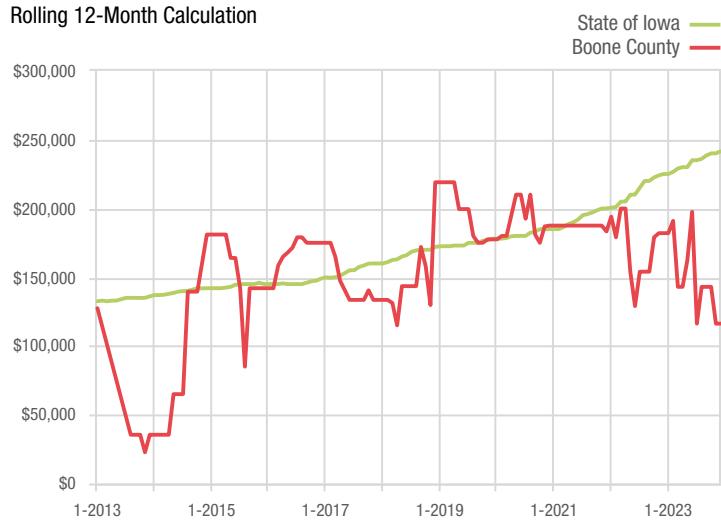
Median Sales Price - Single-Family Detached

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.