

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Buchanan County

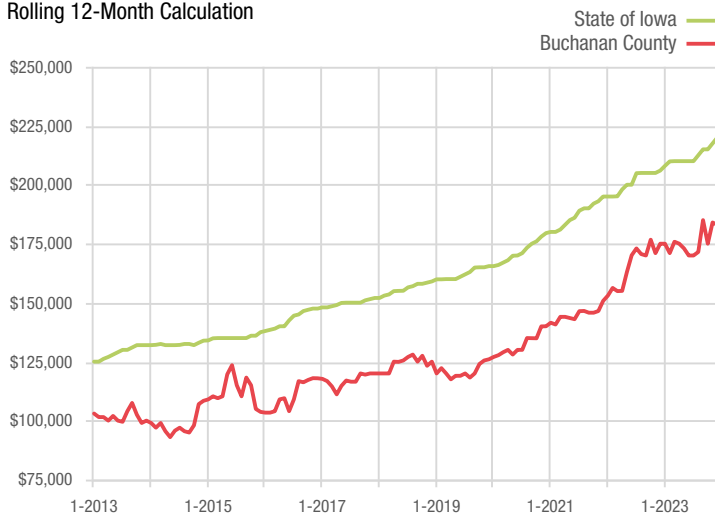
Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	11	9	- 18.2%	230	217	- 5.7%
Pending Sales	9	6	- 33.3%	189	195	+ 3.2%
Closed Sales	12	9	- 25.0%	197	197	0.0%
Days on Market Until Sale	20	21	+ 5.0%	26	38	+ 46.2%
Median Sales Price*	\$220,950	\$269,100	+ 21.8%	\$175,000	\$183,000	+ 4.6%
Average Sales Price*	\$215,942	\$309,222	+ 43.2%	\$197,727	\$208,015	+ 5.2%
Percent of List Price Received*	97.6%	96.7%	- 0.9%	96.8%	97.8%	+ 1.0%
Inventory of Homes for Sale	35	24	- 31.4%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	4	9	+ 125.0%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	0	1	—	4	4	0.0%
Days on Market Until Sale	—	77	—	1	23	+ 2,200.0%
Median Sales Price*	—	\$197,500	—	\$211,200	\$186,000	- 11.9%
Average Sales Price*	—	\$197,500	—	\$209,388	\$187,000	- 10.7%
Percent of List Price Received*	—	96.3%	—	103.1%	97.6%	- 5.3%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	3.2	—	—	—	—

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

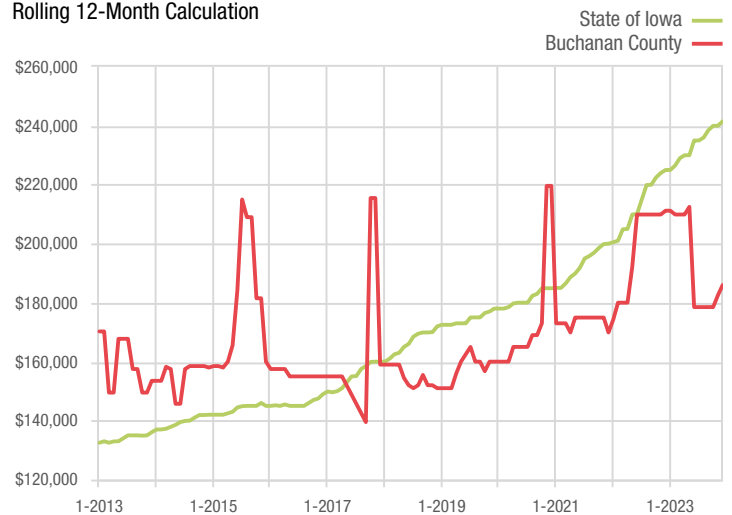
Median Sales Price - Single-Family Detached

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.