

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Buchanan County

### Single-Family Detached

Key Metrics	December			Year to Date		
	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	<b>\$269,100</b>	+ 21.8%	\$175,000	<b>\$183,000</b>	+ 4.6%
Average Sales Price*	\$215,942	<b>\$309,222</b>	+ 43.2%	\$197,727	<b>\$208,015</b>	+ 5.2%
Percent of List Price Received*	97.6%	<b>96.7%</b>	- 0.9%	96.8%	<b>97.8%</b>	+ 1.0%
Inventory of Homes for Sale	35	24	- 31.4%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

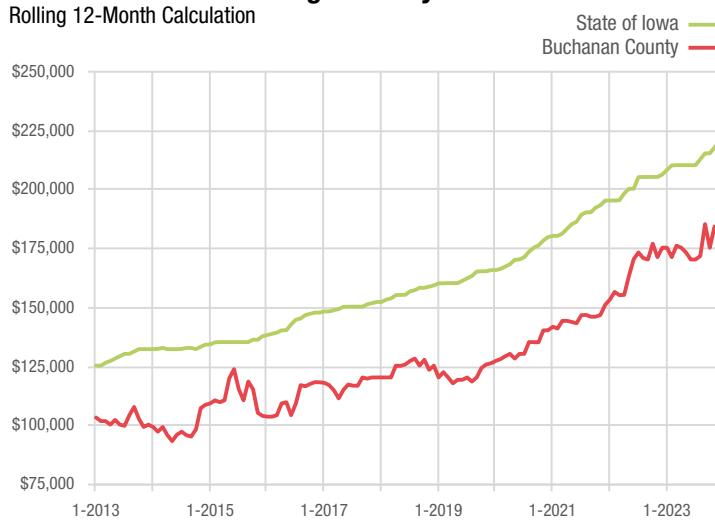
### Townhouse-Condo

Key Metrics	December			Year to Date		
	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*	—	<b>\$197,500</b>	—	\$211,200	<b>\$186,000</b>	- 11.9%
Average Sales Price*	—	<b>\$197,500</b>	—	\$209,388	<b>\$187,000</b>	- 10.7%
Percent of List Price Received*	—	<b>96.3%</b>	—	103.1%	<b>97.6%</b>	- 5.3%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	<b>3.2</b>	—	—	—	—

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

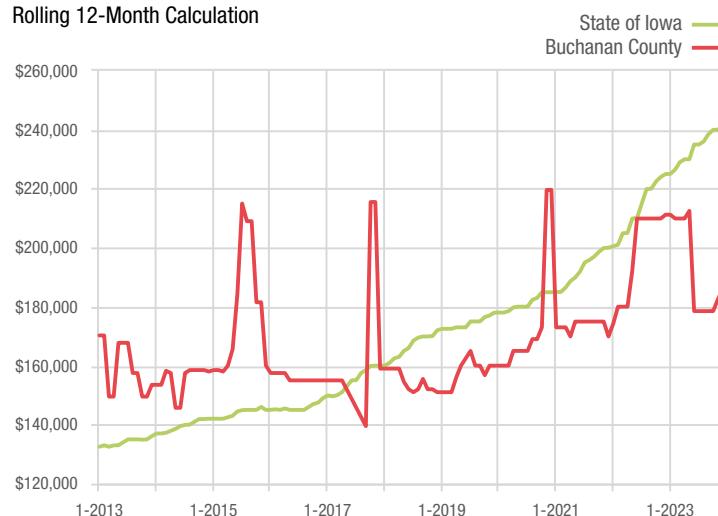
### Median Sales Price - Single-Family Detached

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.