

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Butler County

Single-Family Detached	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	6	7	+ 16.7%	157	139	- 11.5%
Pending Sales	9	7	- 22.2%	149	118	- 20.8%
Closed Sales	13	11	- 15.4%	148	118	- 20.3%
Days on Market Until Sale	37	15	- 59.5%	39	34	- 12.8%
Median Sales Price*	\$145,000	\$155,000	+ 6.9%	\$140,000	\$179,750	+ 28.4%
Average Sales Price*	\$164,523	\$176,355	+ 7.2%	\$162,970	\$197,521	+ 21.2%
Percent of List Price Received*	95.7%	98.1%	+ 2.5%	96.3%	96.7%	+ 0.4%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Townhouse-Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	3	3	0.0%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	2	3	+ 50.0%
Days on Market Until Sale	—	—	—	24	119	+ 395.8%
Median Sales Price*	—	—	—	\$203,750	\$255,500	+ 25.4%
Average Sales Price*	—	—	—	\$203,750	\$275,167	+ 35.1%
Percent of List Price Received*	—	—	—	97.3%	96.7%	- 0.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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

