

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

Single-Family Detached		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		53	56	+ 5.7%	1,445	1,366	- 5.5%
Pending Sales		53	56	+ 5.7%	1,348	1,154	- 14.4%
Closed Sales		96	80	- 16.7%	1,352	1,132	- 16.3%
Days on Market Until Sale		32	42	+ 31.3%	29	32	+ 10.3%
Median Sales Price*		\$219,000	\$260,000	+ 18.7%	\$240,775	\$254,900	+ 5.9%
Average Sales Price*		\$251,370	\$284,814	+ 13.3%	\$281,018	\$284,234	+ 1.1%
Percent of List Price Received*		97.6%	98.1%	+ 0.5%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale		151	168	+ 11.3%	—	—	—
Months Supply of Inventory		1.3	1.7	+ 30.8%	—	—	—

Townhouse-Condo		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		7	6	- 14.3%	160	138	- 13.8%
Pending Sales		2	6	+ 200.0%	141	125	- 11.3%
Closed Sales		10	9	- 10.0%	147	118	- 19.7%
Days on Market Until Sale		68	119	+ 75.0%	42	56	+ 33.3%
Median Sales Price*		\$165,000	\$235,000	+ 42.4%	\$190,950	\$235,000	+ 23.1%
Average Sales Price*		\$202,350	\$239,122	+ 18.2%	\$209,804	\$238,573	+ 13.7%
Percent of List Price Received*		97.9%	96.1%	- 1.8%	99.0%	98.0%	- 1.0%
Inventory of Homes for Sale		28	22	- 21.4%	—	—	—
Months Supply of Inventory		2.4	2.1	- 12.5%	—	—	—

* 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

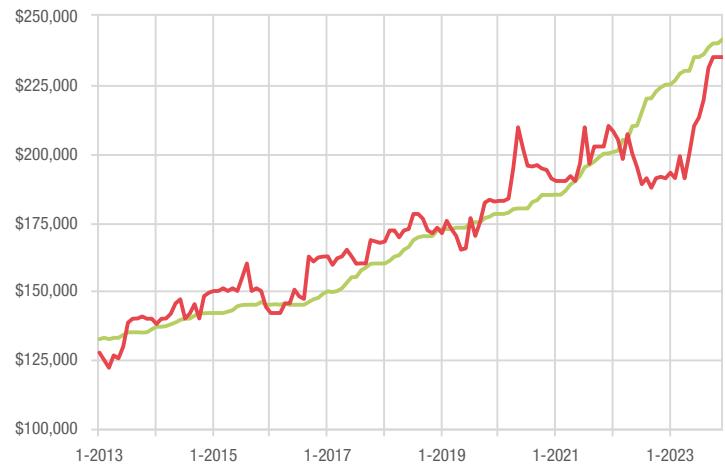
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Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

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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.