

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Cerro Gordo County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	36	27	- 25.0%	804	760	- 5.5%
Pending Sales	27	9	- 66.7%	759	685	- 9.7%
Closed Sales	46	51	+ 10.9%	769	709	- 7.8%
Days on Market Until Sale	53	68	+ 28.3%	63	59	- 6.3%
Median Sales Price*	\$139,950	<b>\$188,500</b>	+ 34.7%	\$154,500	<b>\$177,000</b>	+ 14.6%
Average Sales Price*	\$212,936	<b>\$275,683</b>	+ 29.5%	\$204,716	<b>\$234,754</b>	+ 14.7%
Percent of List Price Received*	95.9%	<b>96.4%</b>	+ 0.5%	98.1%	<b>97.7%</b>	- 0.4%
Inventory of Homes for Sale	109	<b>141</b>	+ 29.4%	—	—	—
Months Supply of Inventory	1.7	<b>2.5</b>	+ 47.1%	—	—	—

### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	<b>2</b>	0.0%	34	<b>34</b>	0.0%
Pending Sales	4	<b>0</b>	- 100.0%	40	<b>27</b>	- 32.5%
Closed Sales	1	<b>3</b>	+ 200.0%	38	<b>32</b>	- 15.8%
Days on Market Until Sale	28	<b>66</b>	+ 135.7%	124	<b>83</b>	- 33.1%
Median Sales Price*	\$199,500	<b>\$160,000</b>	- 19.8%	\$231,500	<b>\$230,000</b>	- 0.6%
Average Sales Price*	\$199,500	<b>\$182,667</b>	- 8.4%	\$242,102	<b>\$241,075</b>	- 0.4%
Percent of List Price Received*	100.0%	<b>96.2%</b>	- 3.8%	99.3%	<b>97.1%</b>	- 2.2%
Inventory of Homes for Sale	5	<b>9</b>	+ 80.0%	—	—	—
Months Supply of Inventory	1.5	<b>3.7</b>	+ 146.7%	—	—	—

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

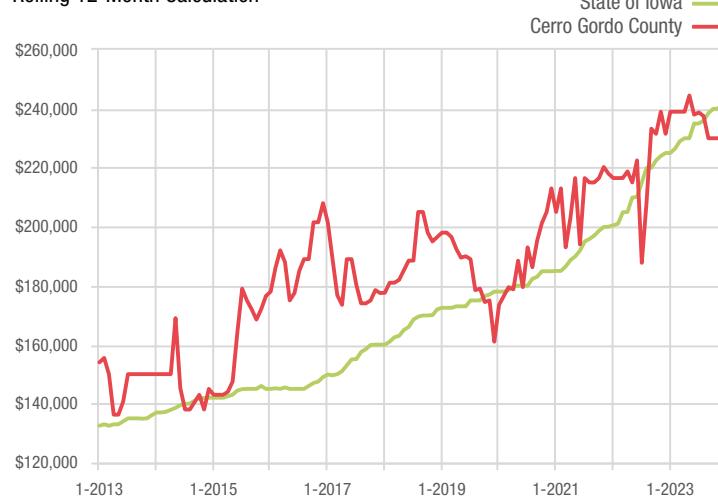
### Median Sales Price - Single-Family Detached

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.