

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Cherokee County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	7	10	+ 42.9%	129	145	+ 12.4%
Pending Sales	8	6	- 25.0%	106	126	+ 18.9%
Closed Sales	7	10	+ 42.9%	106	124	+ 17.0%
Days on Market Until Sale	23	70	+ 204.3%	28	44	+ 57.1%
Median Sales Price*	\$78,650	\$147,500	+ 87.5%	\$134,020	\$138,750	+ 3.5%
Average Sales Price*	\$86,093	\$177,175	+ 105.8%	\$147,241	\$160,284	+ 8.9%
Percent of List Price Received*	93.6%	95.4%	+ 1.9%	97.1%	95.2%	- 2.0%
Inventory of Homes for Sale	22	25	+ 13.6%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

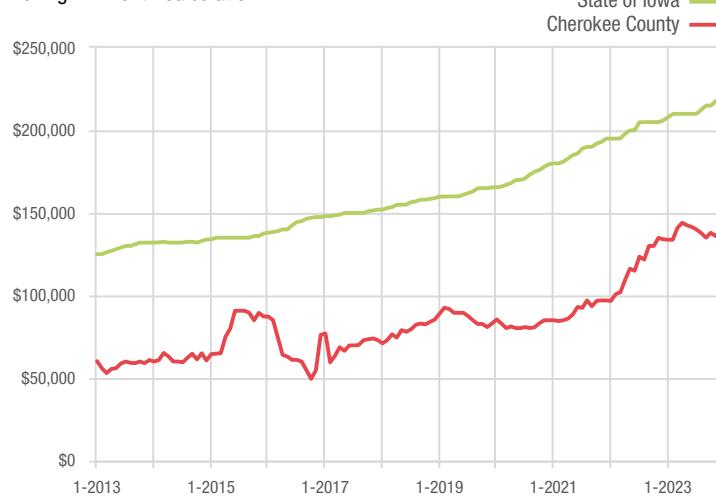
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Days on Market Until Sale	—	—	—	51	105	+ 105.9%
Median Sales Price*	—	—	—	\$205,000	\$153,750	- 25.0%
Average Sales Price*	—	—	—	\$205,000	\$151,875	- 25.9%
Percent of List Price Received*	—	—	—	94.3%	94.9%	+ 0.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.5	1.5	0.0%	—	—	—

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

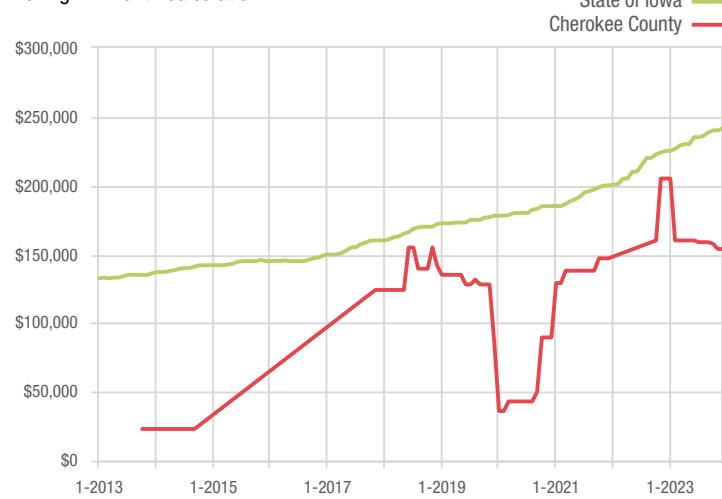
### Median Sales Price - Single-Family Detached

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.