

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Clarke County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	7	+ 133.3%	112	121	+ 8.0%
Pending Sales	6	5	- 16.7%	98	99	+ 1.0%
Closed Sales	5	4	- 20.0%	102	96	- 5.9%
Days on Market Until Sale	49	22	- 55.1%	52	47	- 9.6%
Median Sales Price*	\$212,450	\$134,563	- 36.7%	\$159,000	\$168,500	+ 6.0%
Average Sales Price*	\$239,725	\$242,256	+ 1.1%	\$191,655	\$204,094	+ 6.5%
Percent of List Price Received*	94.0%	93.2%	- 0.9%	92.7%	94.4%	+ 1.8%
Inventory of Homes for Sale	18	30	+ 66.7%	—	—	—
Months Supply of Inventory	2.2	3.6	+ 63.6%	—	—	—

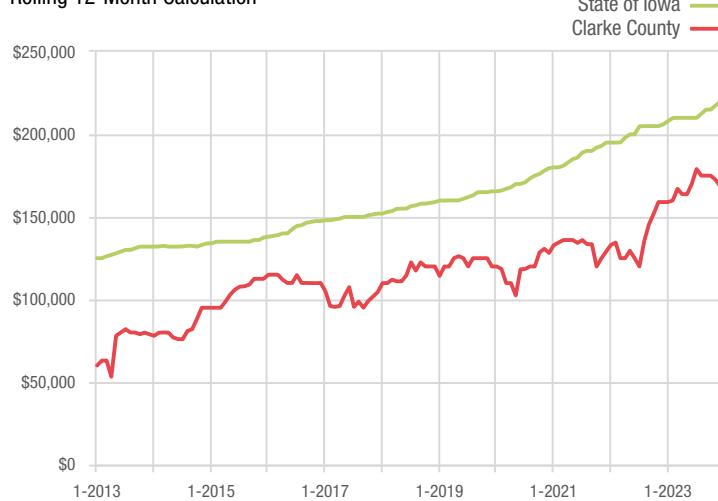
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	1	—	—
Median Sales Price*	—	—	—	\$234,900	—	—
Average Sales Price*	—	—	—	\$234,900	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

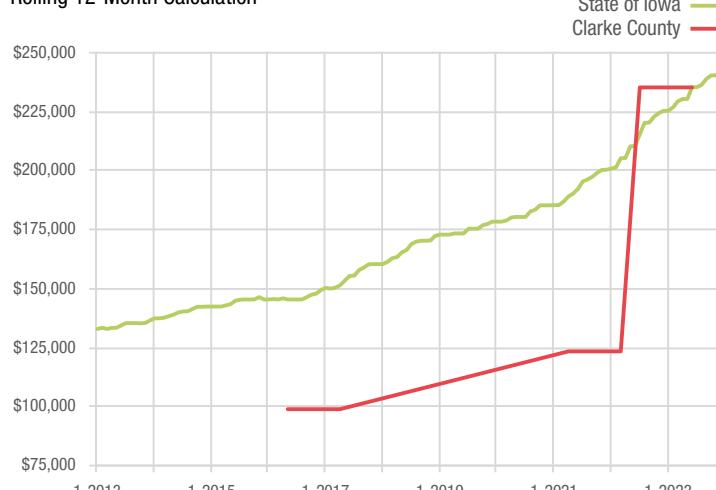
Median Sales Price - Single-Family Detached

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.