

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Decatur County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	2	- 50.0%	76	81	+ 6.6%
Pending Sales	5	4	- 20.0%	72	71	- 1.4%
Closed Sales	4	4	0.0%	66	73	+ 10.6%
Days on Market Until Sale	46	38	- 17.4%	40	50	+ 25.0%
Median Sales Price*	\$68,750	\$186,372	+ 171.1%	\$94,000	\$147,000	+ 56.4%
Average Sales Price*	\$84,750	\$157,581	+ 85.9%	\$117,668	\$174,182	+ 48.0%
Percent of List Price Received*	91.5%	96.4%	+ 5.4%	93.2%	95.4%	+ 2.4%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

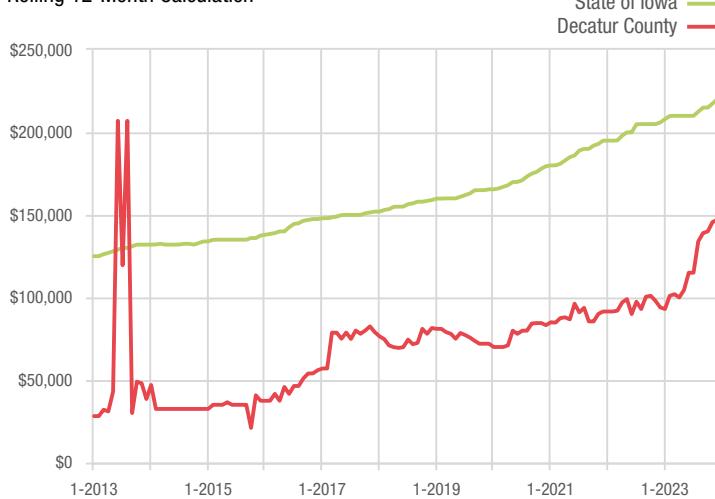
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

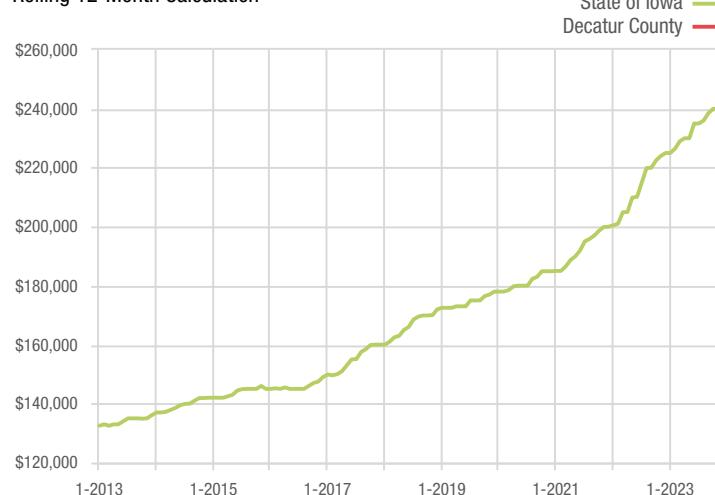
Median Sales Price - Single-Family Detached

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.