

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Delaware County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	10	9	- 10.0%	172	180	+ 4.7%
Pending Sales	4	8	+ 100.0%	141	138	- 2.1%
Closed Sales	15	9	- 40.0%	147	142	- 3.4%
Days on Market Until Sale	13	11	- 15.4%	25	36	+ 44.0%
Median Sales Price*	\$184,000	\$125,000	- 32.1%	\$202,500	\$189,500	- 6.4%
Average Sales Price*	\$187,013	\$172,778	- 7.6%	\$264,035	\$250,041	- 5.3%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.9%	96.8%	- 1.1%
Inventory of Homes for Sale	24	35	+ 45.8%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

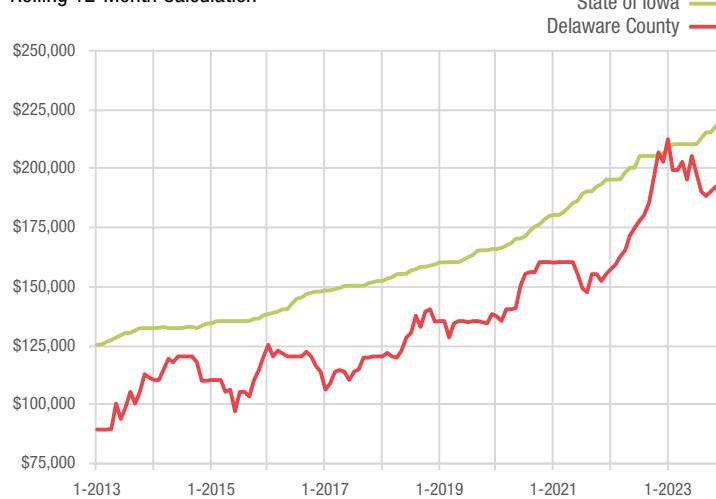
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	13	12	- 7.7%
Pending Sales	0	1	—	7	7	0.0%
Closed Sales	0	0	0.0%	7	6	- 14.3%
Days on Market Until Sale	—	—	—	45	90	+ 100.0%
Median Sales Price*	—	—	—	\$219,000	\$298,000	+ 36.1%
Average Sales Price*	—	—	—	\$288,843	\$272,483	- 5.7%
Percent of List Price Received*	—	—	—	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.9	4.3	+ 48.3%	—	—	—

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

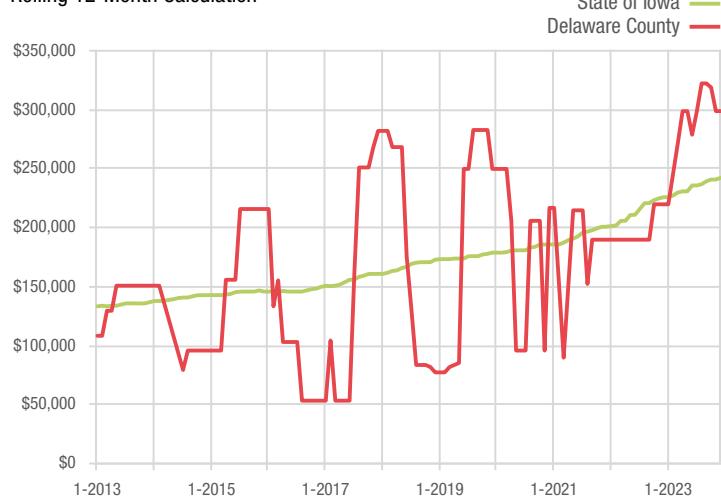
Median Sales Price - Single-Family Detached

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.