

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Dickinson County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	17	18	+ 5.9%	430	414	- 3.7%
Pending Sales	20	11	- 45.0%	361	348	- 3.6%
Closed Sales	16	9	- 43.8%	366	352	- 3.8%
Days on Market Until Sale	87	77	- 11.5%	70	89	+ 27.1%
Median Sales Price*	\$248,250	\$302,000	+ 21.7%	\$312,000	\$325,000	+ 4.2%
Average Sales Price*	\$342,388	\$331,938	- 3.1%	\$524,436	\$535,590	+ 2.1%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	98.9%	97.7%	- 1.2%
Inventory of Homes for Sale	61	77	+ 26.2%	—	—	—
Months Supply of Inventory	2.0	2.7	+ 35.0%	—	—	—

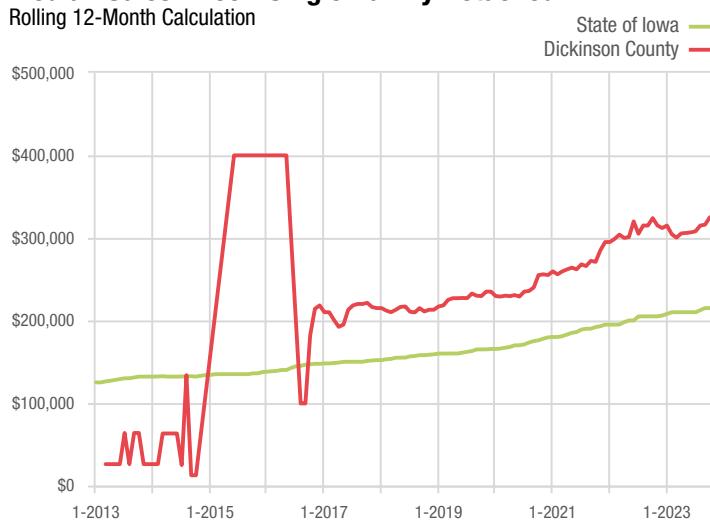
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	7	11	+ 57.1%	127	135	+ 6.3%
Pending Sales	6	4	- 33.3%	105	107	+ 1.9%
Closed Sales	6	8	+ 33.3%	121	112	- 7.4%
Days on Market Until Sale	136	107	- 21.3%	176	161	- 8.5%
Median Sales Price*	\$449,295	\$409,950	- 8.8%	\$357,740	\$415,000	+ 16.0%
Average Sales Price*	\$404,932	\$418,363	+ 3.3%	\$417,715	\$445,332	+ 6.6%
Percent of List Price Received*	100.3%	95.6%	- 4.7%	102.0%	98.8%	- 3.1%
Inventory of Homes for Sale	53	67	+ 26.4%	—	—	—
Months Supply of Inventory	6.1	7.5	+ 23.0%	—	—	—

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

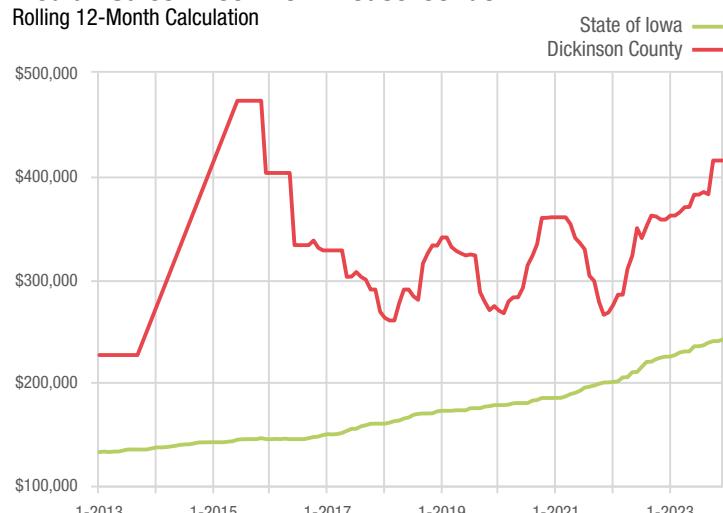
Median Sales Price - Single-Family Detached

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.