

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

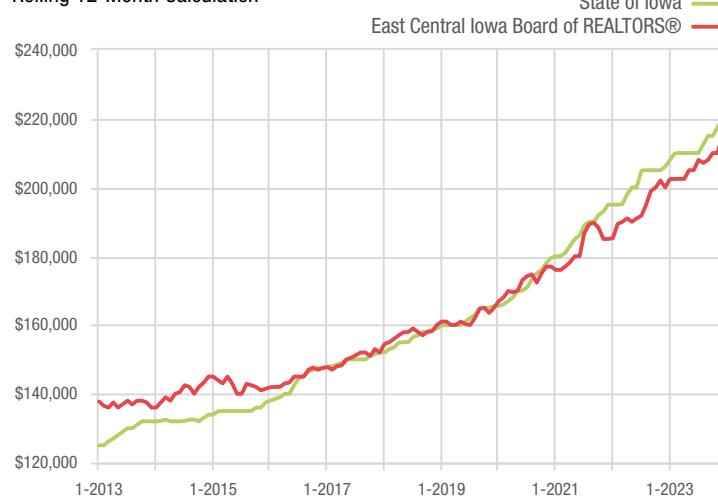
Single-Family Detached		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		58	58	0.0%	1,632	1,401	- 14.2%
Pending Sales		73	50	- 31.5%	1,418	1,202	- 15.2%
Closed Sales		84	96	+ 14.3%	1,449	1,228	- 15.3%
Days on Market Until Sale		32	27	- 15.6%	21	28	+ 33.3%
Median Sales Price*		\$180,000	\$215,750	+ 19.9%	\$200,000	\$215,000	+ 7.5%
Average Sales Price*		\$217,876	\$253,801	+ 16.5%	\$242,033	\$252,280	+ 4.2%
Percent of List Price Received*		97.2%	97.1%	- 0.1%	99.5%	98.4%	- 1.1%
Inventory of Homes for Sale		151	168	+ 11.3%	—	—	—
Months Supply of Inventory		1.3	1.7	+ 30.8%	—	—	—

Townhouse-Condo		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		2	5	+ 150.0%	133	120	- 9.8%
Pending Sales		8	2	- 75.0%	124	82	- 33.9%
Closed Sales		4	11	+ 175.0%	131	87	- 33.6%
Days on Market Until Sale		80	47	- 41.3%	54	52	- 3.7%
Median Sales Price*		\$210,500	\$279,500	+ 32.8%	\$213,000	\$224,000	+ 5.2%
Average Sales Price*		\$241,500	\$285,945	+ 18.4%	\$236,172	\$237,156	+ 0.4%
Percent of List Price Received*		95.5%	100.4%	+ 5.1%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale		22	33	+ 50.0%	—	—	—
Months Supply of Inventory		2.1	4.8	+ 128.6%	—	—	—

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

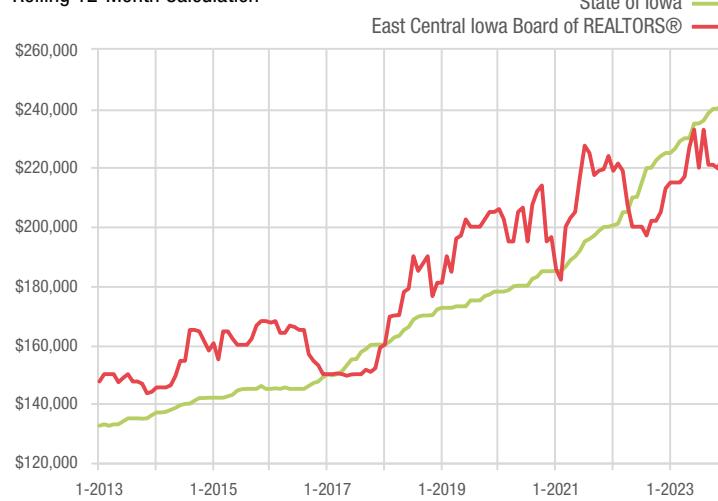
Median Sales Price - Single-Family Detached

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.