

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®

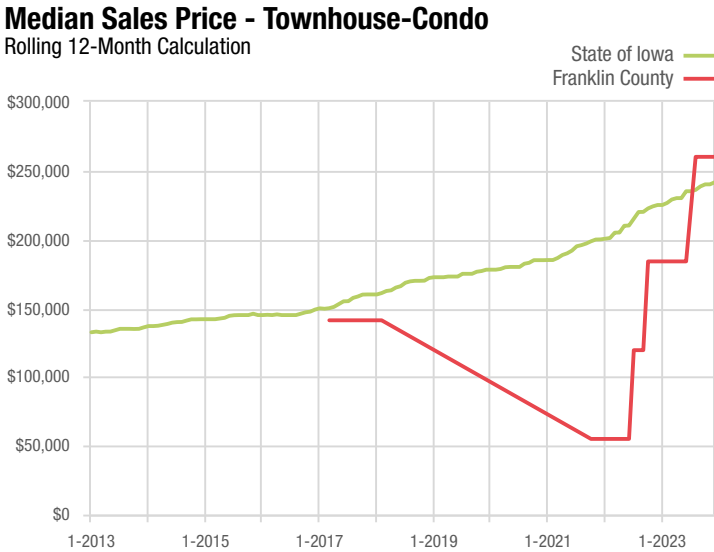
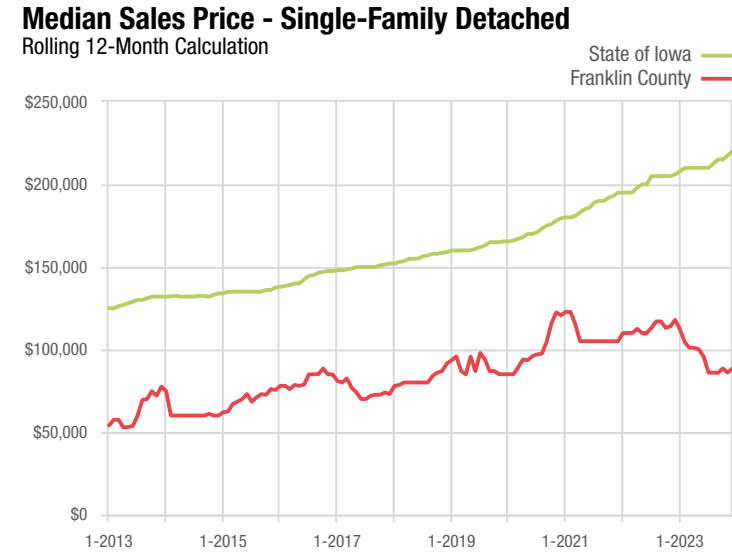


Franklin County

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	8	8	0.0%	175	124	- 29.1%
Pending Sales	5	4	- 20.0%	149	108	- 27.5%
Closed Sales	18	10	- 44.4%	159	112	- 29.6%
Days on Market Until Sale	28	41	+ 46.4%	44	45	+ 2.3%
Median Sales Price*	\$132,500	\$165,000	+ 24.5%	\$118,000	\$88,500	- 25.0%
Average Sales Price*	\$110,700	\$177,083	+ 60.0%	\$133,661	\$110,190	- 17.6%
Percent of List Price Received*	92.2%	96.0%	+ 4.1%	95.2%	92.5%	- 2.8%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	41	73	+ 78.0%
Median Sales Price*	—	—	—	\$184,000	\$260,000	+ 41.3%
Average Sales Price*	—	—	—	\$184,000	\$260,000	+ 41.3%
Percent of List Price Received*	—	—	—	97.6%	95.9%	- 1.7%
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.



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.