

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Franklin County

### Single-Family Detached

Key Metrics	December			Year to Date		
	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	<b>\$165,000</b>	+ 24.5%	\$118,000	<b>\$88,500</b>	- 25.0%
Average Sales Price*	\$110,700	<b>\$177,083</b>	+ 60.0%	\$133,661	<b>\$110,190</b>	- 17.6%
Percent of List Price Received*	92.2%	<b>96.0%</b>	+ 4.1%	95.2%	<b>92.5%</b>	- 2.8%
Inventory of Homes for Sale	30	28	- 6.7%	—	—	—
Months Supply of Inventory	2.4	<b>3.1</b>	+ 29.2%	—	—	—

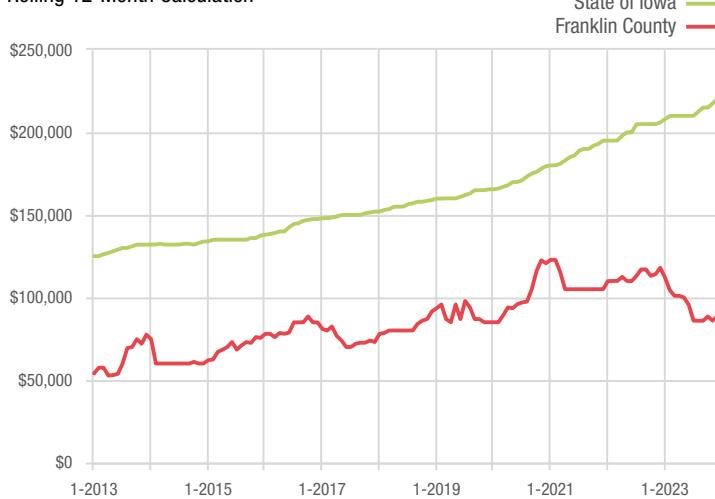
### Townhouse-Condo

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

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

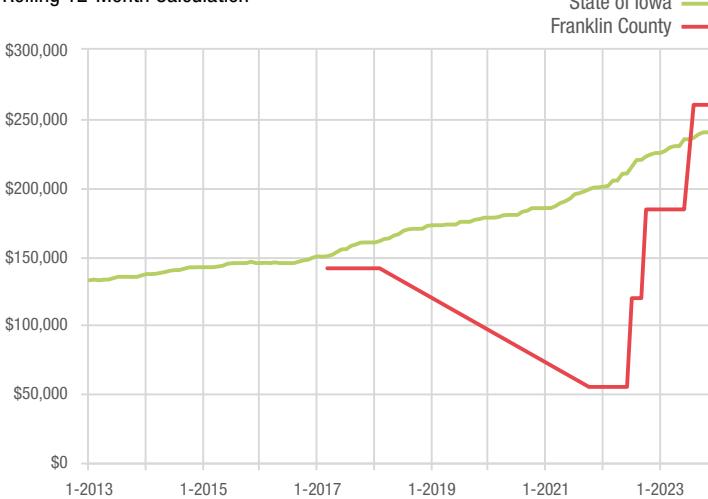
### Median Sales Price - Single-Family Detached

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.