

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Hamilton County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	8	9	+ 12.5%	171	192	+ 12.3%
Pending Sales	6	9	+ 50.0%	177	156	- 11.9%
Closed Sales	11	8	- 27.3%	185	154	- 16.8%
Days on Market Until Sale	47	38	- 19.1%	47	38	- 19.1%
Median Sales Price*	\$140,000	\$223,000	+ 59.3%	\$139,900	\$152,000	+ 8.6%
Average Sales Price*	\$153,318	\$237,273	+ 54.8%	\$153,043	\$175,376	+ 14.6%
Percent of List Price Received*	93.6%	93.1%	- 0.5%	97.3%	95.4%	- 2.0%
Inventory of Homes for Sale	17	40	+ 135.3%	—	—	—
Months Supply of Inventory	1.2	3.1	+ 158.3%	—	—	—

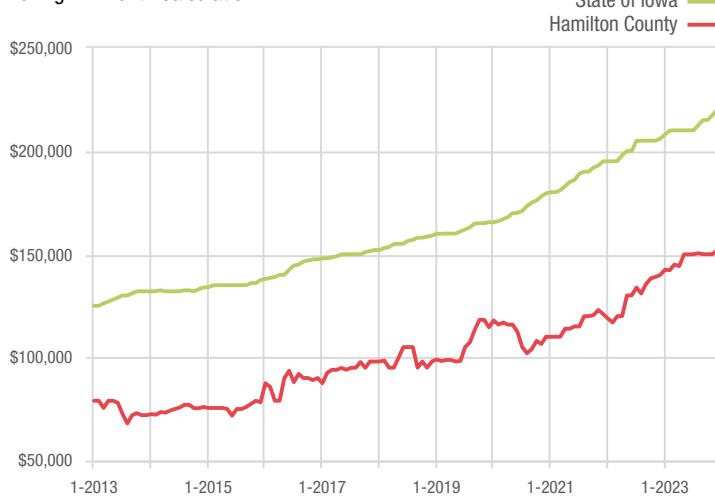
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	6	—	—	6	—	—
Median Sales Price*	\$103,000	—	—	\$103,000	—	—
Average Sales Price*	\$103,000	—	—	\$103,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
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.

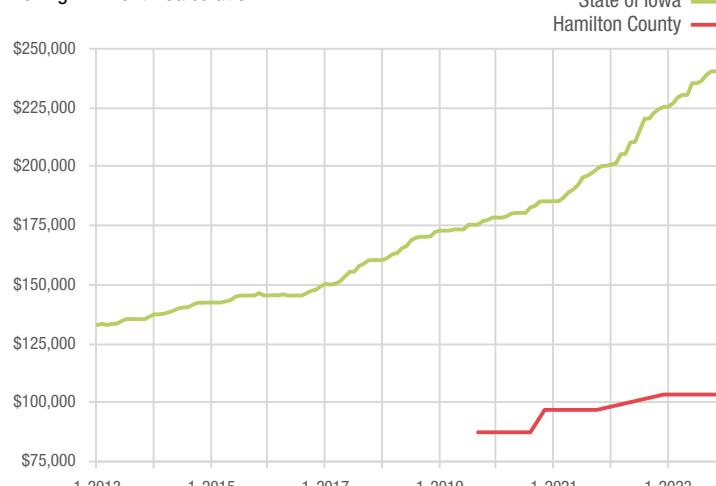
Median Sales Price - Single-Family Detached

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.