

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Hancock County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	10	19	+ 90.0%	176	181	+ 2.8%
Pending Sales	5	1	- 80.0%	181	144	- 20.4%
Closed Sales	12	7	- 41.7%	181	145	- 19.9%
Days on Market Until Sale	103	48	- 53.4%	65	55	- 15.4%
Median Sales Price*	\$142,500	\$79,250	- 44.4%	\$124,500	\$133,500	+ 7.2%
Average Sales Price*	\$162,292	\$90,733	- 44.1%	\$136,166	\$146,045	+ 7.3%
Percent of List Price Received*	90.1%	93.5%	+ 3.8%	95.6%	95.3%	- 0.3%
Inventory of Homes for Sale	28	61	+ 117.9%	—	—	—
Months Supply of Inventory	1.9	5.1	+ 168.4%	—	—	—

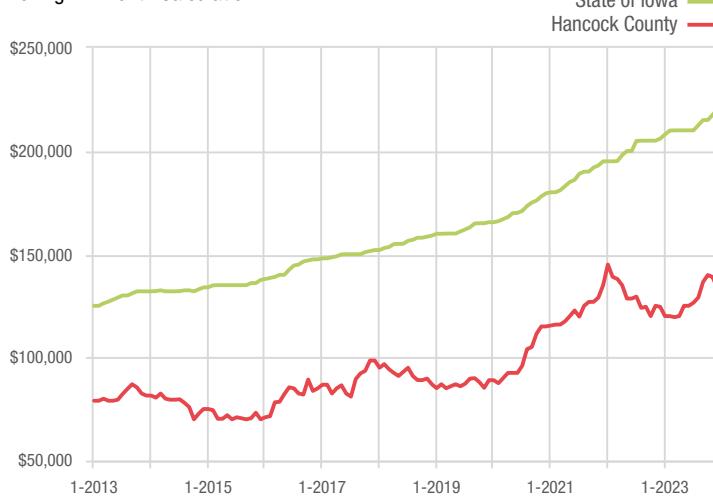
Townhouse-Condo

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

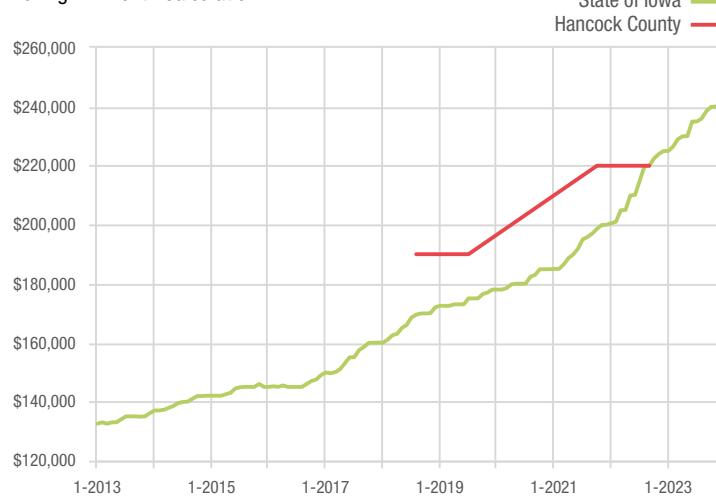
Median Sales Price - Single-Family Detached

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.