

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Howard County

Single-Family Detached	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	82	68	- 17.1%
Pending Sales	4	5	+ 25.0%	64	65	+ 1.6%
Closed Sales	4	6	+ 50.0%	68	61	- 10.3%
Days on Market Until Sale	19	10	- 47.4%	27	43	+ 59.3%
Median Sales Price*	\$145,000	\$154,500	+ 6.6%	\$140,000	\$158,000	+ 12.9%
Average Sales Price*	\$148,000	\$145,667	- 1.6%	\$151,432	\$175,856	+ 16.1%
Percent of List Price Received*	95.8%	95.4%	- 0.4%	96.6%	94.3%	- 2.4%
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	2.8	1.1	- 60.7%	—	—	—

Townhouse-Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	13	2	- 84.6%
Median Sales Price*	—	—	—	\$164,950	\$225,000	+ 36.4%
Average Sales Price*	—	—	—	\$164,950	\$225,000	+ 36.4%
Percent of List Price Received*	—	—	—	100.3%	99.6%	- 0.7%
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.

