

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Iowa 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%	222	181	- 18.5%
Pending Sales	8	8	0.0%	183	151	- 17.5%
Closed Sales	15	4	- 73.3%	187	147	- 21.4%
Days on Market Until Sale	40	58	+ 45.0%	28	38	+ 35.7%
Median Sales Price*	\$167,000	\$167,250	+ 0.1%	\$175,500	\$206,000	+ 17.4%
Average Sales Price*	\$211,793	\$219,625	+ 3.7%	\$204,841	\$221,377	+ 8.1%
Percent of List Price Received*	92.2%	99.3%	+ 7.7%	97.9%	97.2%	- 0.7%
Inventory of Homes for Sale	31	31	0.0%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

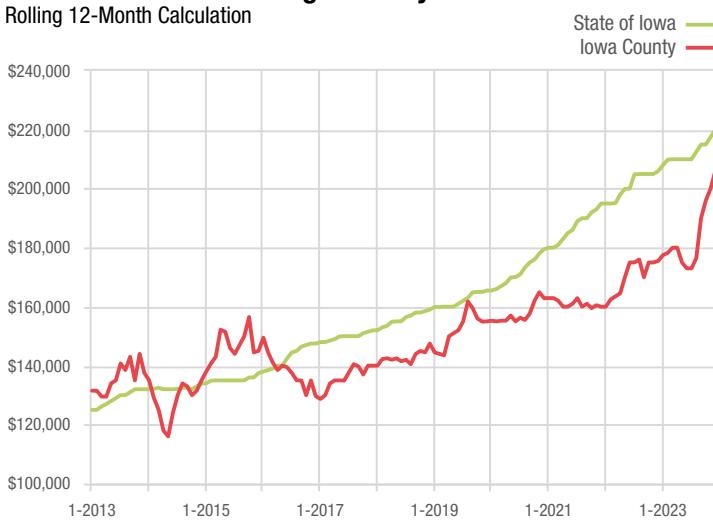
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	1	- 50.0%	13	5	- 61.5%
Pending Sales	3	0	- 100.0%	11	4	- 63.6%
Closed Sales	1	0	- 100.0%	10	6	- 40.0%
Days on Market Until Sale	36	—	—	19	21	+ 10.5%
Median Sales Price*	\$239,900	—	—	\$226,000	\$131,250	- 41.9%
Average Sales Price*	\$239,900	—	—	\$206,480	\$177,417	- 14.1%
Percent of List Price Received*	100.0%	—	—	98.4%	98.4%	0.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

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

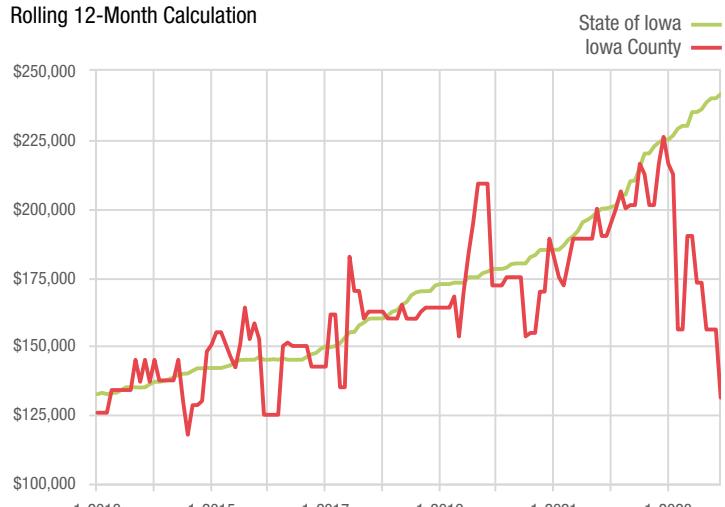
Median Sales Price - Single-Family Detached

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.