

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lyon County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	4	+ 100.0%	51	42	- 17.6%
Pending Sales	2	1	- 50.0%	48	29	- 39.6%
Closed Sales	6	2	- 66.7%	47	29	- 38.3%
Days on Market Until Sale	25	37	+ 48.0%	32	33	+ 3.1%
Median Sales Price*	\$283,000	\$274,500	- 3.0%	\$190,000	\$165,000	- 13.2%
Average Sales Price*	\$293,917	\$274,500	- 6.6%	\$218,627	\$211,914	- 3.1%
Percent of List Price Received*	100.5%	97.6%	- 2.9%	98.1%	96.4%	- 1.7%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.7	2.4	+ 242.9%	—	—	—

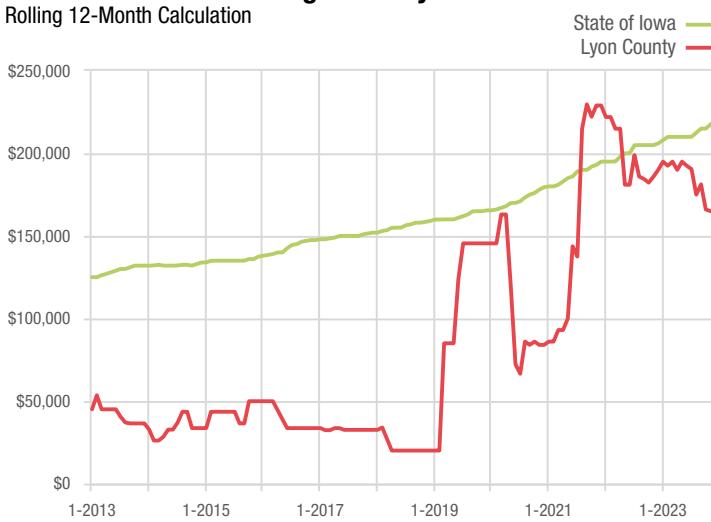
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	0	0	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	25	9	- 64.0%	9	52	+ 477.8%
Median Sales Price*	\$209,000	\$243,000	+ 16.3%	\$202,125	\$243,000	+ 20.2%
Average Sales Price*	\$209,000	\$243,000	+ 16.3%	\$176,188	\$246,333	+ 39.8%
Percent of List Price Received*	98.6%	97.6%	- 1.0%	102.8%	97.8%	- 4.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

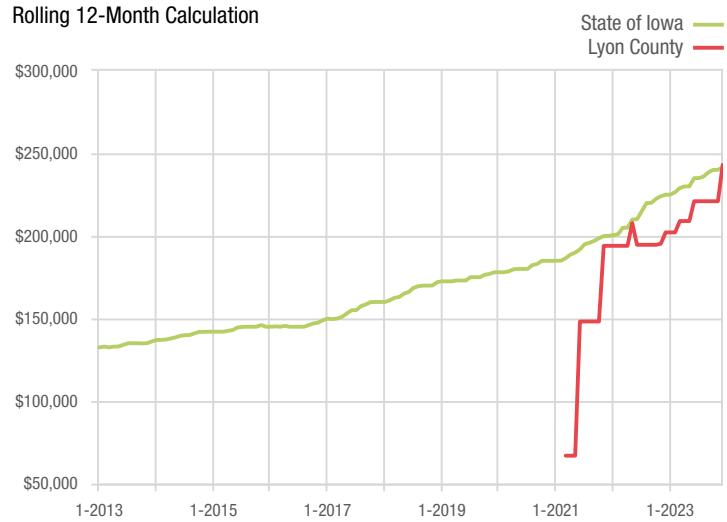
Median Sales Price - Single-Family Detached

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.