

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Mahaska County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	8	10	+ 25.0%	254	222	- 12.6%
Pending Sales	6	10	+ 66.7%	239	219	- 8.4%
Closed Sales	19	17	- 10.5%	240	212	- 11.7%
Days on Market Until Sale	60	33	- 45.0%	30	30	0.0%
Median Sales Price*	\$168,000	\$165,000	- 1.8%	\$155,000	\$164,500	+ 6.1%
Average Sales Price*	\$160,784	\$187,582	+ 16.7%	\$162,600	\$175,512	+ 7.9%
Percent of List Price Received*	97.8%	96.8%	- 1.0%	98.4%	97.3%	- 1.1%
Inventory of Homes for Sale	23	23	0.0%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

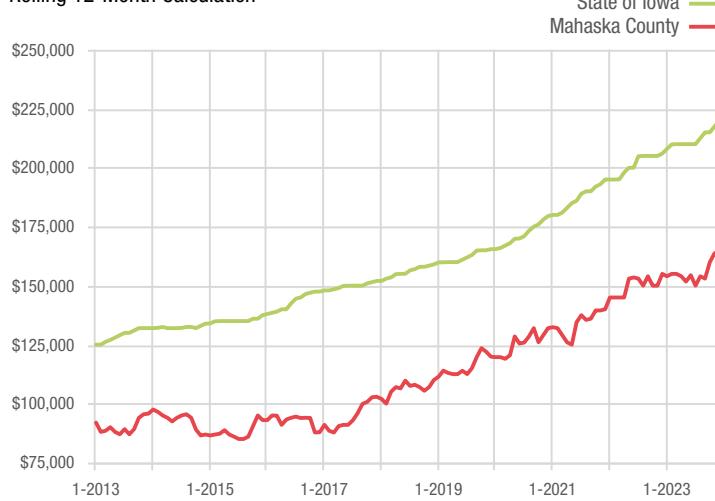
Townhouse-Condo

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	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	5	—	—
Median Sales Price*	—	—	—	\$162,500	—	—
Average Sales Price*	—	—	—	\$162,500	—	—
Percent of List Price Received*	—	—	—	101.6%	—	—
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.

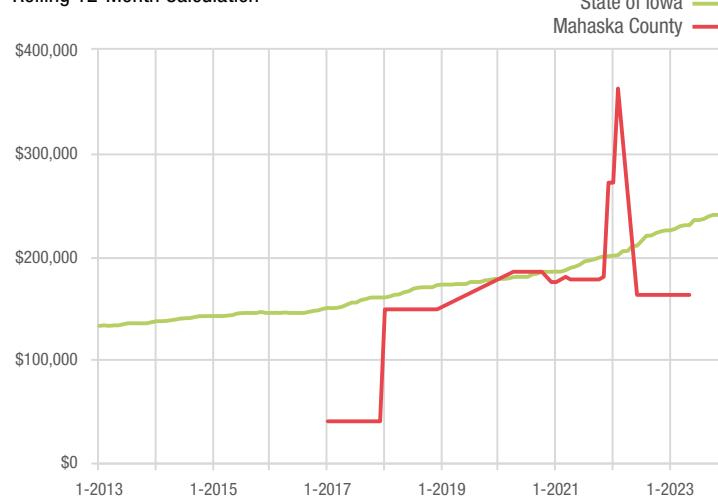
Median Sales Price - Single-Family Detached

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.