

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Monona County

Single-Family Detached	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	5	+ 25.0%	63	74	+ 17.5%
Pending Sales	2	4	+ 100.0%	50	55	+ 10.0%
Closed Sales	4	1	- 75.0%	53	51	- 3.8%
Days on Market Until Sale	14	1	- 92.9%	38	40	+ 5.3%
Median Sales Price*	\$130,000	\$176,500	+ 35.8%	\$165,500	\$170,850	+ 3.2%
Average Sales Price*	\$180,000	\$176,500	- 1.9%	\$169,402	\$181,433	+ 7.1%
Percent of List Price Received*	96.8%	101.4%	+ 4.8%	98.3%	96.8%	- 1.5%
Inventory of Homes for Sale	10	14	+ 40.0%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Townhouse-Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	9	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	0	—
Median Sales Price*	—	—	—	—	\$130,000	—
Average Sales Price*	—	—	—	—	\$130,000	—
Percent of List Price Received*	—	—	—	—	108.3%	—
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

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

