

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	6	5	- 16.7%	120	90	- 25.0%
Pending Sales	5	5	0.0%	115	79	- 31.3%
Closed Sales	11	2	- 81.8%	124	77	- 37.9%
Days on Market Until Sale	77	59	- 23.4%	40	38	- 5.0%
Median Sales Price*	\$103,000	\$132,500	+ 28.6%	\$106,000	\$129,900	+ 22.5%
Average Sales Price*	\$109,500	\$132,500	+ 21.0%	\$126,395	\$147,995	+ 17.1%
Percent of List Price Received*	93.3%	94.5%	+ 1.3%	95.0%	96.1%	+ 1.2%
Inventory of Homes for Sale	13	15	+ 15.4%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

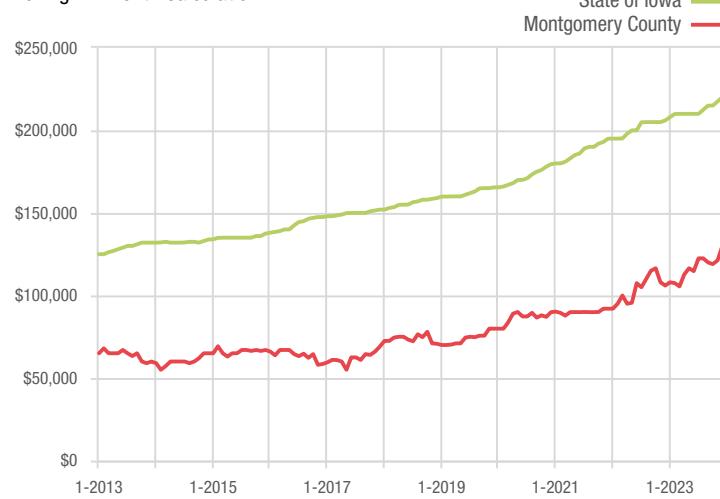
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	54	30	- 44.4%
Median Sales Price*	—	—	—	\$72,000	\$128,000	+ 77.8%
Average Sales Price*	—	—	—	\$72,000	\$128,000	+ 77.8%
Percent of List Price Received*	—	—	—	85.8%	89.6%	+ 4.4%
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.

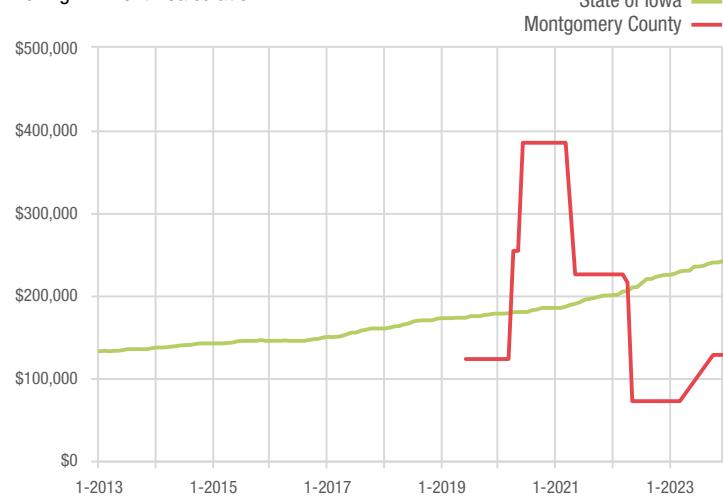
Median Sales Price - Single-Family Detached

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.