

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine Board of REALTORS®

Includes Louisa and Muscatine Counties

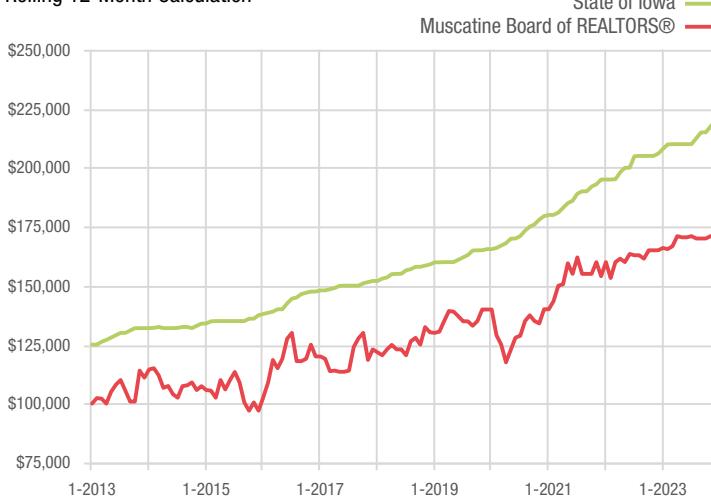
Single-Family Detached		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		21	25	+ 19.0%	689	586	- 14.9%
Pending Sales		33	29	- 12.1%	589	507	- 13.9%
Closed Sales		15	16	+ 6.7%	166	158	- 4.8%
Days on Market Until Sale		47	51	+ 8.5%	42	54	+ 28.6%
Median Sales Price*		\$172,000	\$194,000	+ 12.8%	\$165,000	\$171,000	+ 3.6%
Average Sales Price*		\$158,200	\$221,744	+ 40.2%	\$194,273	\$205,582	+ 5.8%
Percent of List Price Received*		96.0%	96.3%	+ 0.3%	96.9%	97.1%	+ 0.2%
Inventory of Homes for Sale		87	74	- 14.9%	—	—	—
Months Supply of Inventory		1.8	1.8	0.0%	—	—	—

Townhouse-Condo		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		1	1	0.0%	15	26	+ 73.3%
Pending Sales		0	1	—	12	15	+ 25.0%
Closed Sales		0	0	0.0%	5	3	- 40.0%
Days on Market Until Sale		—	—	—	25	30	+ 20.0%
Median Sales Price*		—	—	—	\$150,000	\$270,000	+ 80.0%
Average Sales Price*		—	—	—	\$182,600	\$287,667	+ 57.5%
Percent of List Price Received*		—	—	—	102.2%	96.7%	- 5.4%
Inventory of Homes for Sale		1	9	+ 800.0%	—	—	—
Months Supply of Inventory		0.5	5.4	+ 980.0%	—	—	—

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

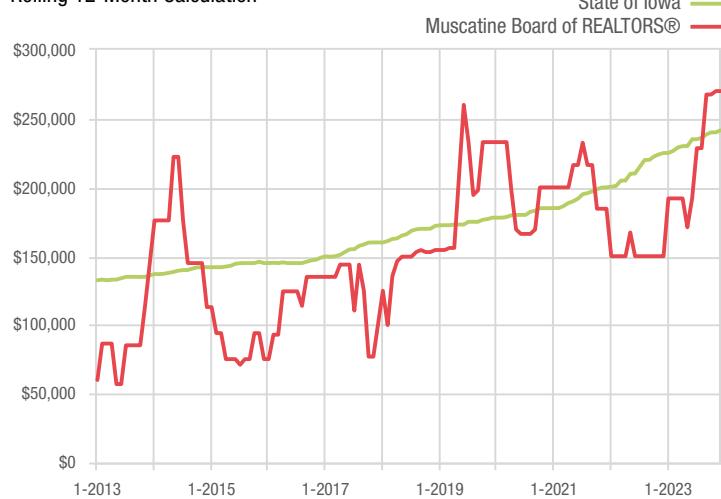
Median Sales Price - Single-Family Detached

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.