

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	18	23	+ 27.8%	595	508	- 14.6%
Pending Sales	24	26	+ 8.3%	503	435	- 13.5%
Closed Sales	9	9	0.0%	96	102	+ 6.3%
Days on Market Until Sale	62	63	+ 1.6%	42	52	+ 23.8%
Median Sales Price*	\$175,000	\$178,000	+ 1.7%	\$190,500	\$195,500	+ 2.6%
Average Sales Price*	\$186,944	\$242,989	+ 30.0%	\$217,294	\$238,957	+ 10.0%
Percent of List Price Received*	98.1%	100.8%	+ 2.8%	97.2%	98.3%	+ 1.1%
Inventory of Homes for Sale	73	66	- 9.6%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	1	0.0%	15	25	+ 66.7%
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	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.5	4.8	+ 860.0%	—	—	—

* 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.