

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	4	—	115	141	+ 22.6%
Pending Sales	2	0	- 100.0%	99	113	+ 14.1%
Closed Sales	4	6	+ 50.0%	97	114	+ 17.5%
Days on Market Until Sale	128	80	- 37.5%	49	47	- 4.1%
Median Sales Price*	\$125,000	\$198,500	+ 58.8%	\$155,000	\$152,750	- 1.5%
Average Sales Price*	\$155,000	\$218,083	+ 40.7%	\$164,714	\$170,737	+ 3.7%
Percent of List Price Received*	101.6%	91.2%	- 10.2%	95.5%	94.2%	- 1.4%
Inventory of Homes for Sale	16	33	+ 106.3%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

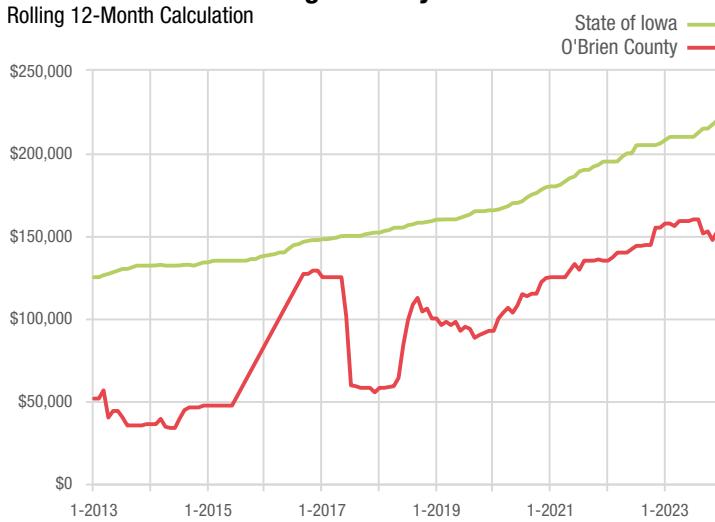
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	7	6	- 14.3%
Pending Sales	0	0	0.0%	6	1	- 83.3%
Closed Sales	2	0	- 100.0%	7	1	- 85.7%
Days on Market Until Sale	4	—	—	29	22	- 24.1%
Median Sales Price*	\$186,700	—	—	\$179,900	\$180,500	+ 0.3%
Average Sales Price*	\$186,700	—	—	\$149,314	\$180,500	+ 20.9%
Percent of List Price Received*	95.9%	—	—	95.4%	92.6%	- 2.9%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.7	6.0	+ 252.9%	—	—	—

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

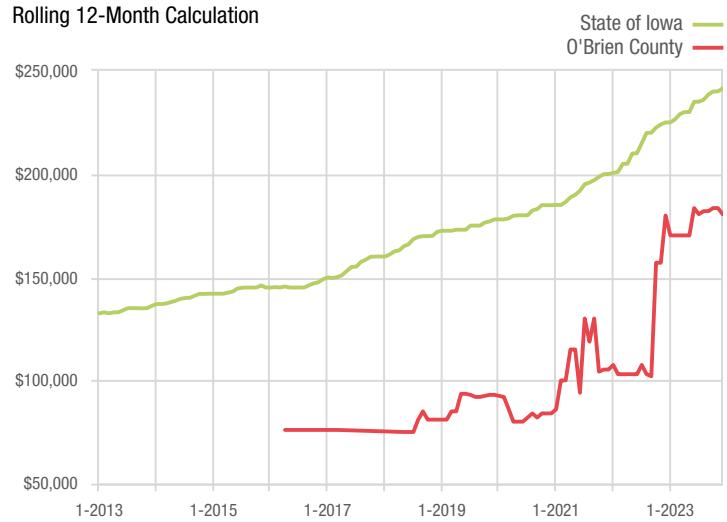
Median Sales Price - Single-Family Detached

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.