

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®

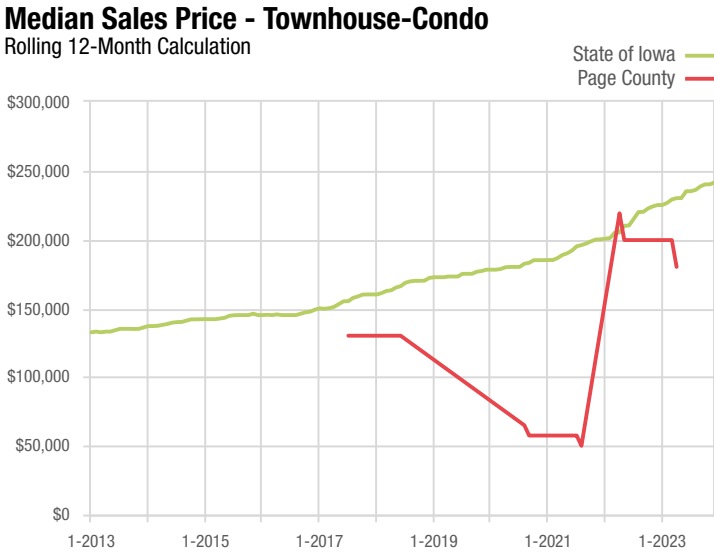
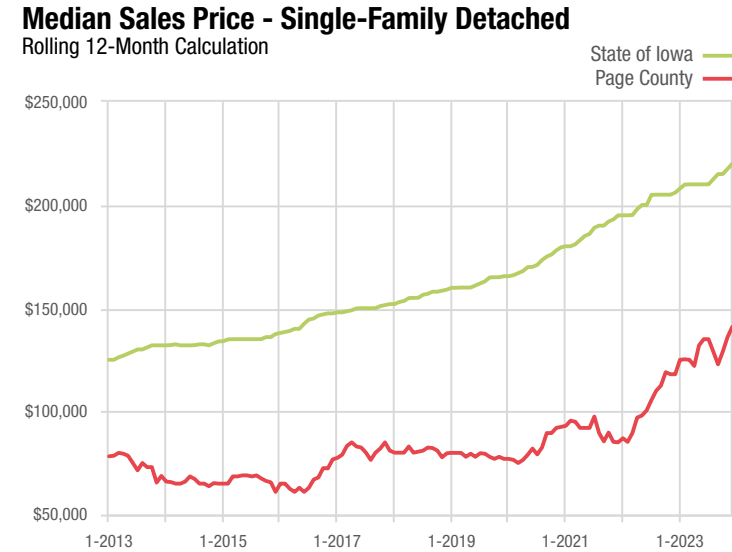


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Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	4	+ 100.0%	118	113	- 4.2%
Pending Sales	1	4	+ 300.0%	115	87	- 24.3%
Closed Sales	11	4	- 63.6%	124	81	- 34.7%
Days on Market Until Sale	33	52	+ 57.6%	42	48	+ 14.3%
Median Sales Price*	\$78,000	\$165,000	+ 111.5%	\$118,000	\$141,000	+ 19.5%
Average Sales Price*	\$111,145	\$218,750	+ 96.8%	\$144,324	\$149,676	+ 3.7%
Percent of List Price Received*	94.7%	98.2%	+ 3.7%	95.9%	96.2%	+ 0.3%
Inventory of Homes for Sale	14	31	+ 121.4%	—	—	—
Months Supply of Inventory	1.5	4.3	+ 186.7%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	145	—	—
Median Sales Price*	—	—	—	\$199,500	—	—
Average Sales Price*	—	—	—	\$199,500	—	—
Percent of List Price Received*	—	—	—	93.2%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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



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.