

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Palo Alto County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	6	+ 100.0%	79	117	+ 48.1%
Pending Sales	1	4	+ 300.0%	66	101	+ 53.0%
Closed Sales	2	10	+ 400.0%	65	101	+ 55.4%
Days on Market Until Sale	106	75	- 29.2%	75	78	+ 4.0%
Median Sales Price*	\$97,500	\$130,501	+ 33.8%	\$151,000	\$129,500	- 14.2%
Average Sales Price*	\$97,500	\$131,500	+ 34.9%	\$155,553	\$155,287	- 0.2%
Percent of List Price Received*	91.3%	96.8%	+ 6.0%	95.7%	95.7%	0.0%
Inventory of Homes for Sale	14	22	+ 57.1%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

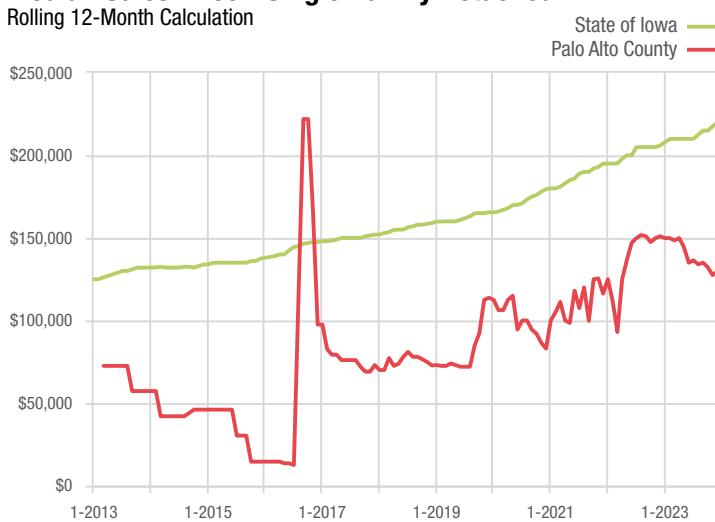
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	52	—	—	129	—	—
Median Sales Price*	\$78,000	—	—	\$114,000	—	—
Average Sales Price*	\$78,000	—	—	\$114,000	—	—
Percent of List Price Received*	97.6%	—	—	95.7%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

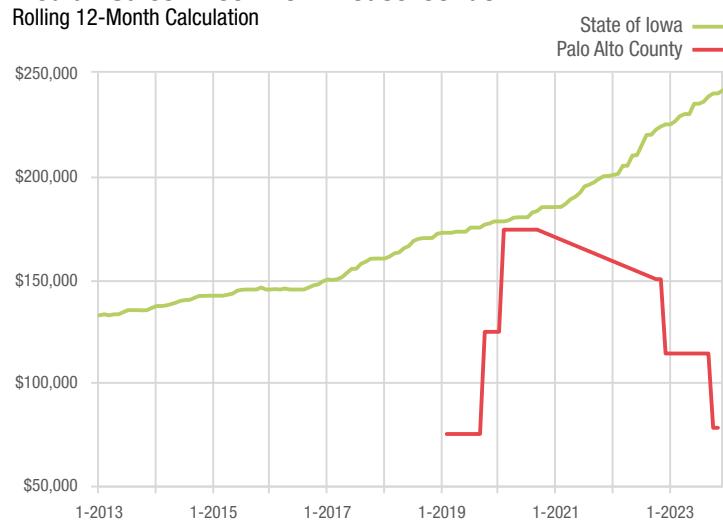
Median Sales Price - Single-Family Detached

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.