

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Pocahontas County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	2	+ 100.0%	60	41	- 31.7%
Pending Sales	0	3	—	57	37	- 35.1%
Closed Sales	7	2	- 71.4%	60	35	- 41.7%
Days on Market Until Sale	68	85	+ 25.0%	48	84	+ 75.0%
Median Sales Price*	\$140,000	\$121,250	- 13.4%	\$82,400	\$90,000	+ 9.2%
Average Sales Price*	\$151,286	\$121,250	- 19.9%	\$105,499	\$108,016	+ 2.4%
Percent of List Price Received*	100.1%	81.1%	- 19.0%	96.2%	92.4%	- 4.0%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.8	3.2	+ 77.8%	—	—	—

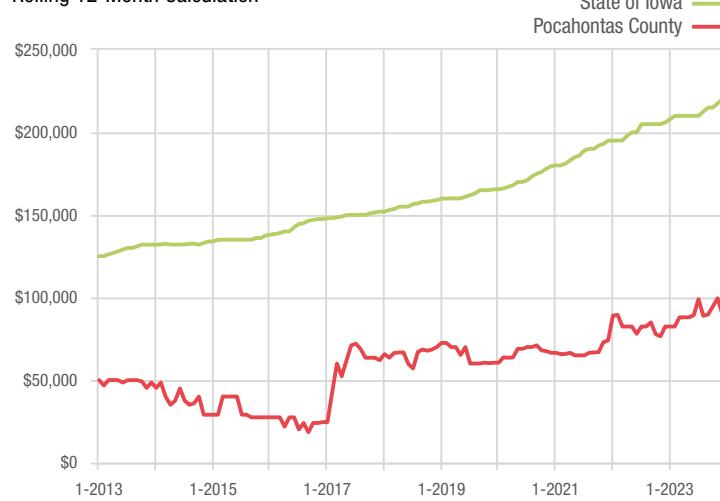
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

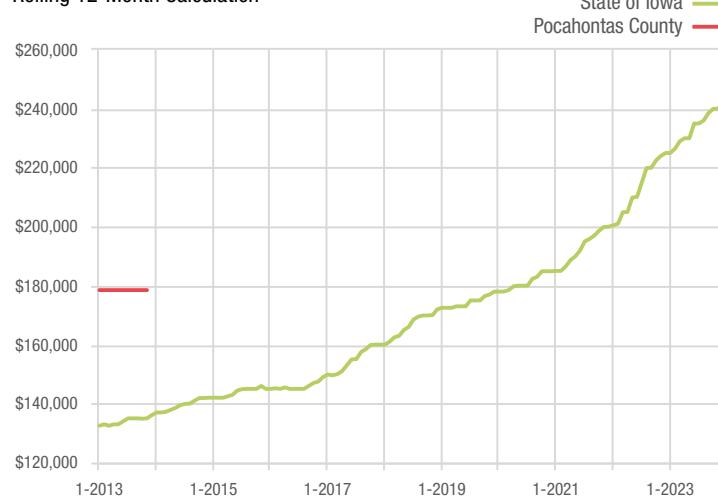
Median Sales Price - Single-Family Detached

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.