

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Polk County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	282	319	+ 13.1%	8,240	7,296	- 11.5%
Pending Sales	312	339	+ 8.7%	7,696	6,226	- 19.1%
Closed Sales	439	417	- 5.0%	7,444	6,124	- 17.7%
Days on Market Until Sale	40	46	+ 15.0%	28	40	+ 42.9%
Median Sales Price*	\$275,000	\$279,900	+ 1.8%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$300,428	\$308,027	+ 2.5%	\$300,592	\$313,804	+ 4.4%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	1,150	1,161	+ 1.0%	—	—	—
Months Supply of Inventory	1.8	2.2	+ 22.2%	—	—	—

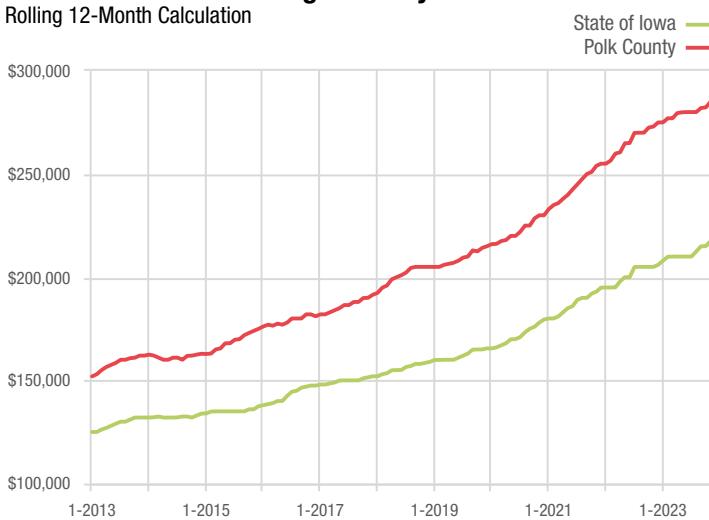
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	66	74	+ 12.1%	1,716	1,578	- 8.0%
Pending Sales	76	69	- 9.2%	1,603	1,288	- 19.7%
Closed Sales	105	77	- 26.7%	1,540	1,295	- 15.9%
Days on Market Until Sale	48	49	+ 2.1%	38	54	+ 42.1%
Median Sales Price*	\$234,000	\$238,000	+ 1.7%	\$215,950	\$235,000	+ 8.8%
Average Sales Price*	\$240,925	\$248,824	+ 3.3%	\$238,794	\$251,056	+ 5.1%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	296	331	+ 11.8%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

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

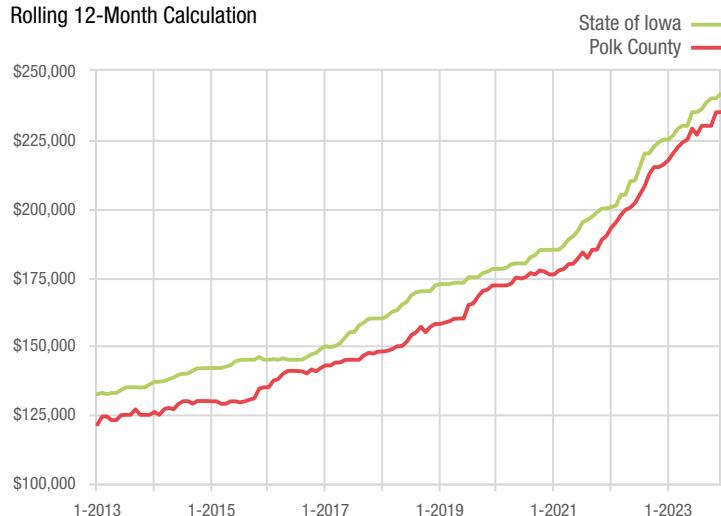
### Median Sales Price - Single-Family Detached

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.