

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	66	70	+ 6.1%	1,334	1,256	- 5.8%
Pending Sales	73	42	- 42.5%	1,169	995	- 14.9%
Closed Sales	86	77	- 10.5%	1,179	1,015	- 13.9%
Days on Market Until Sale	20	18	- 10.0%	12	12	0.0%
Median Sales Price*	\$180,000	\$212,500	+ 18.1%	\$185,000	\$205,000	+ 10.8%
Average Sales Price*	\$213,812	\$229,560	+ 7.4%	\$225,669	\$242,125	+ 7.3%
Percent of List Price Received*	98.9%	98.3%	- 0.6%	100.2%	100.5%	+ 0.3%
Inventory of Homes for Sale	72	120	+ 66.7%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

Townhouse-Condo

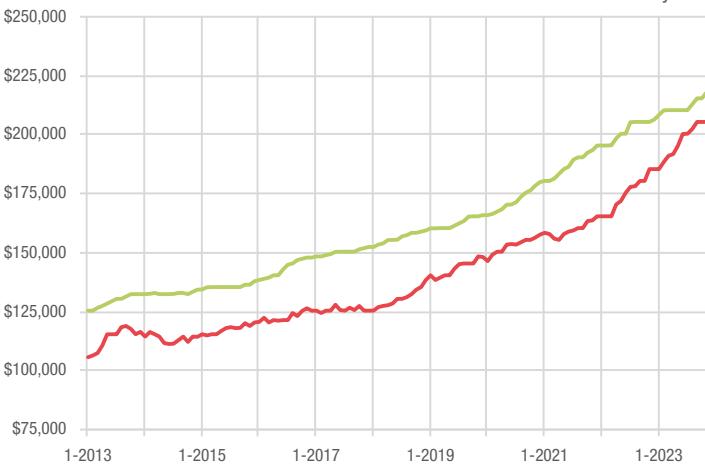
Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	5	—	30	77	+ 156.7%
Pending Sales	0	2	—	25	61	+ 144.0%
Closed Sales	2	3	+ 50.0%	26	58	+ 123.1%
Days on Market Until Sale	22	9	- 59.1%	14	14	0.0%
Median Sales Price*	\$240,000	\$339,000	+ 41.3%	\$252,500	\$295,000	+ 16.8%
Average Sales Price*	\$240,000	\$316,667	+ 31.9%	\$270,796	\$280,895	+ 3.7%
Percent of List Price Received*	97.0%	98.0%	+ 1.0%	100.7%	99.8%	- 0.9%
Inventory of Homes for Sale	5	11	+ 120.0%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

* 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

State of Iowa —
Pottawattamie County —



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

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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.