

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Quad City Area REALTOR® Association

Includes Clinton and Scott Counties

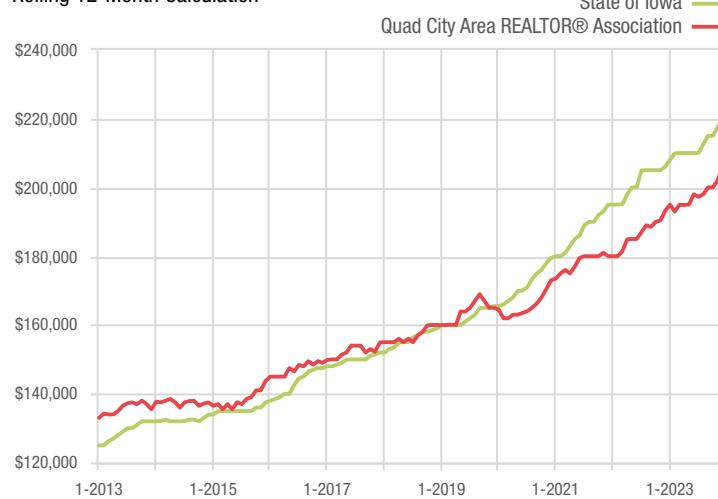
Single-Family Detached		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		116	115	- 0.9%	3,208	2,703	- 15.7%
Pending Sales		132	137	+ 3.8%	2,805	2,271	- 19.0%
Closed Sales		194	172	- 11.3%	2,884	2,259	- 21.7%
Days on Market Until Sale		26	25	- 3.8%	22	25	+ 13.6%
Median Sales Price*		\$181,000	\$208,250	+ 15.1%	\$193,200	\$206,000	+ 6.6%
Average Sales Price*		\$224,164	\$259,738	+ 15.9%	\$240,465	\$255,890	+ 6.4%
Percent of List Price Received*		97.3%	98.2%	+ 0.9%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale		341	372	+ 9.1%	—	—	—
Months Supply of Inventory		1.5	2.0	+ 33.3%	—	—	—

Townhouse-Condo		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		21	19	- 9.5%	385	363	- 5.7%
Pending Sales		13	14	+ 7.7%	303	297	- 2.0%
Closed Sales		30	26	- 13.3%	319	302	- 5.3%
Days on Market Until Sale		47	28	- 40.4%	23	40	+ 73.9%
Median Sales Price*		\$292,500	\$259,875	- 11.2%	\$220,000	\$240,950	+ 9.5%
Average Sales Price*		\$252,210	\$271,235	+ 7.5%	\$233,314	\$263,787	+ 13.1%
Percent of List Price Received*		98.3%	98.2%	- 0.1%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale		67	69	+ 3.0%	—	—	—
Months Supply of Inventory		2.7	2.8	+ 3.7%	—	—	—

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

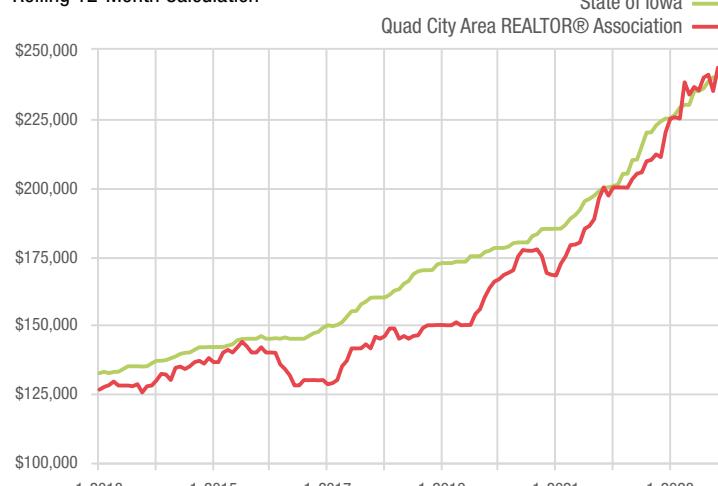
### Median Sales Price - Single-Family Detached

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.