Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS**®

Second Congressional District

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	419	**429**	+ 2.4%	10,602	**9,559**	- 9.8%
Pending Sales	444	**472**	+ 6.3%	9,367	**8,160**	- 12.9%
Closed Sales	552	**566**	+ 2.5%	9,053	**7,688**	- 15.1%
Days on Market Until Sale	39	**37**	- 5.1%	34	**38**	+ 11.8%
Median Sales Price*	$168,000	**$186,936**	+ 11.3%	$186,000	**$196,000**	+ 5.4%
Average Sales Price*	$203,060	**$240,617**	+ 18.5%	$231,623	**$245,753**	+ 6.1%
Percent of List Price Received*	96.0%	**96.6%**	+ 0.6%	98.2%	**97.7%**	- 0.5%
Inventory of Homes for Sale	1,344	**1,438**	+ 7.0%	—	—	—
Months Supply of Inventory	1.7	**2.1**	+ 23.5%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	65	**64**	- 1.5%	1,772	**1,692**	- 4.5%
Pending Sales	43	**57**	+ 32.6%	1,477	**1,300**	- 12.0%
Closed Sales	76	**77**	+ 1.3%	1,538	**1,282**	- 16.6%
Days on Market Until Sale	70	**56**	- 20.0%	47	**51**	+ 8.5%
Median Sales Price*	$259,450	**$252,250**	- 2.8%	$239,900	**$260,700**	+ 8.7%
Average Sales Price*	$257,047	**$264,825**	+ 3.0%	$241,683	**$264,860**	+ 9.6%
Percent of List Price Received*	98.5%	**98.5%**	0.0%	99.8%	**99.1%**	- 0.7%
Inventory of Homes for Sale	314	**331**	+ 5.4%	—	—	—
Months Supply of Inventory	2.6	**3.1**	+ 19.2%	—	—	—

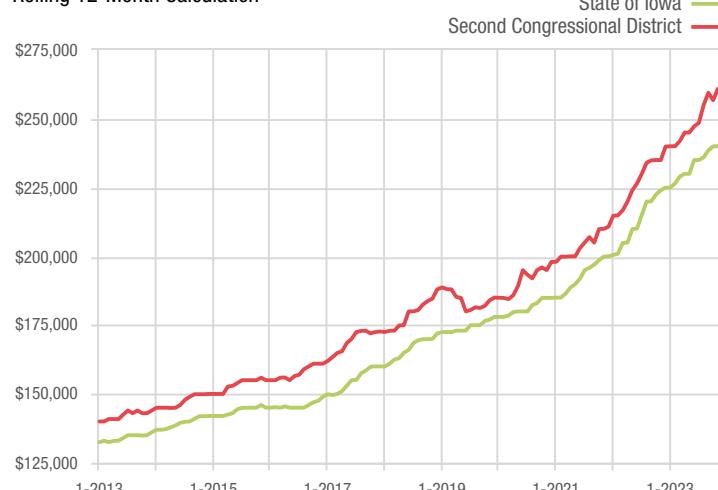* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Second Congressional District
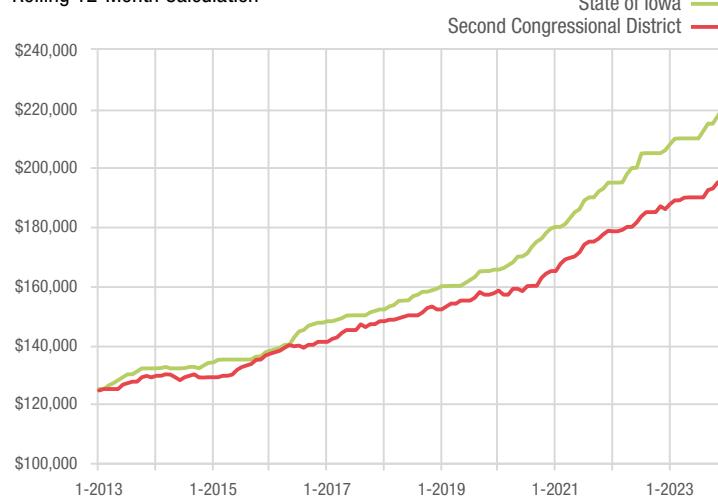
Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

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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.