

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

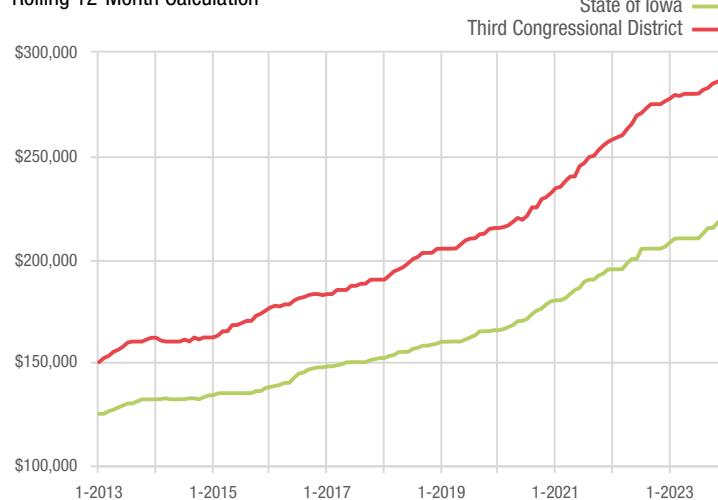
Single-Family Detached		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		520	633	+ 21.7%	14,494	13,258	- 8.5%
Pending Sales		569	625	+ 9.8%	13,131	11,056	- 15.8%
Closed Sales		786	742	- 5.6%	12,829	10,865	- 15.3%
Days on Market Until Sale		39	47	+ 20.5%	31	44	+ 41.9%
Median Sales Price*		\$266,000	\$275,008	+ 3.4%	\$276,500	\$287,000	+ 3.8%
Average Sales Price*		\$293,280	\$320,718	+ 9.4%	\$305,966	\$319,480	+ 4.4%
Percent of List Price Received*		98.0%	98.2%	+ 0.2%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale		2,281	2,335	+ 2.4%	—	—	—
Months Supply of Inventory		2.1	2.5	+ 19.0%	—	—	—

Townhouse-Condo		December			Year to Date		
Key Metrics		2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings		124	108	- 12.9%	2,723	2,561	- 5.9%
Pending Sales		130	115	- 11.5%	2,497	2,143	- 14.2%
Closed Sales		157	126	- 19.7%	2,431	2,127	- 12.5%
Days on Market Until Sale		50	62	+ 24.0%	37	57	+ 54.1%
Median Sales Price*		\$239,495	\$250,490	+ 4.6%	\$227,000	\$245,000	+ 7.9%
Average Sales Price*		\$247,431	\$270,033	+ 9.1%	\$246,208	\$260,926	+ 6.0%
Percent of List Price Received*		98.9%	98.8%	- 0.1%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale		536	582	+ 8.6%	—	—	—
Months Supply of Inventory		2.6	3.3	+ 26.9%	—	—	—

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

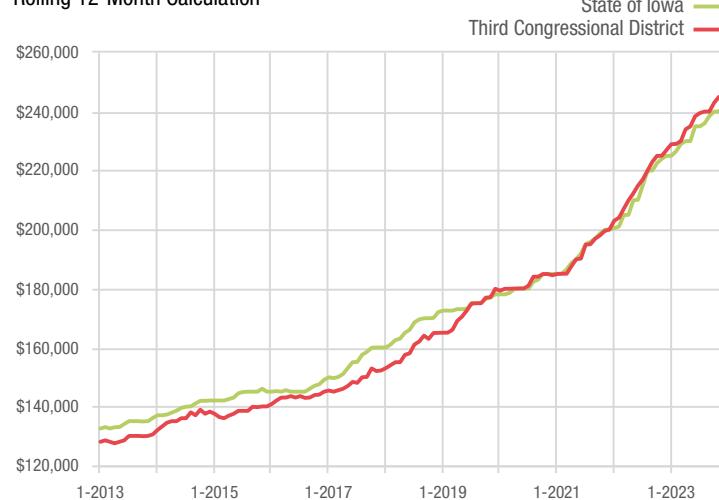
Median Sales Price - Single-Family Detached

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.

Current as of January 16, 2024. All data from the multiple listing services in the state of Iowa. | Report © 2024 ShowingTime.