

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Van Buren County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	1	- 66.7%	49	48	- 2.0%
Pending Sales	2	2	0.0%	47	48	+ 2.1%
Closed Sales	3	4	+ 33.3%	51	47	- 7.8%
Days on Market Until Sale	58	39	- 32.8%	56	51	- 8.9%
Median Sales Price*	\$141,000	\$67,500	- 52.1%	\$98,900	\$125,000	+ 26.4%
Average Sales Price*	\$235,333	\$73,750	- 68.7%	\$136,974	\$183,336	+ 33.8%
Percent of List Price Received*	87.9%	91.3%	+ 3.9%	95.6%	94.1%	- 1.6%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.6	1.8	- 30.8%	—	—	—

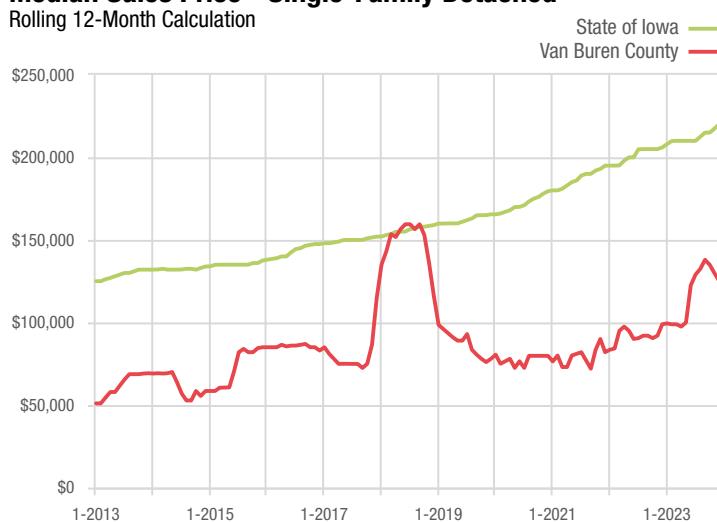
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

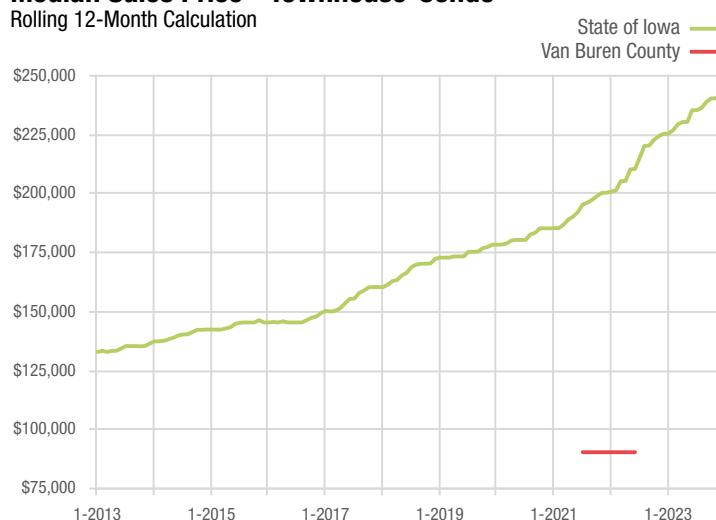
Median Sales Price - Single-Family Detached

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.