

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Wapello County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	20	20	0.0%	379	338	- 10.8%
Pending Sales	20	17	- 15.0%	354	315	- 11.0%
Closed Sales	27	21	- 22.2%	363	315	- 13.2%
Days on Market Until Sale	49	26	- 46.9%	35	41	+ 17.1%
Median Sales Price*	\$65,000	<b>\$130,000</b>	+ 100.0%	\$115,000	<b>\$130,000</b>	+ 13.0%
Average Sales Price*	\$94,979	<b>\$164,876</b>	+ 73.6%	\$130,347	<b>\$150,447</b>	+ 15.4%
Percent of List Price Received*	88.3%	<b>94.6%</b>	+ 7.1%	95.5%	<b>96.2%</b>	+ 0.7%
Inventory of Homes for Sale	45	<b>56</b>	+ 24.4%	—	—	—
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	—	—	—

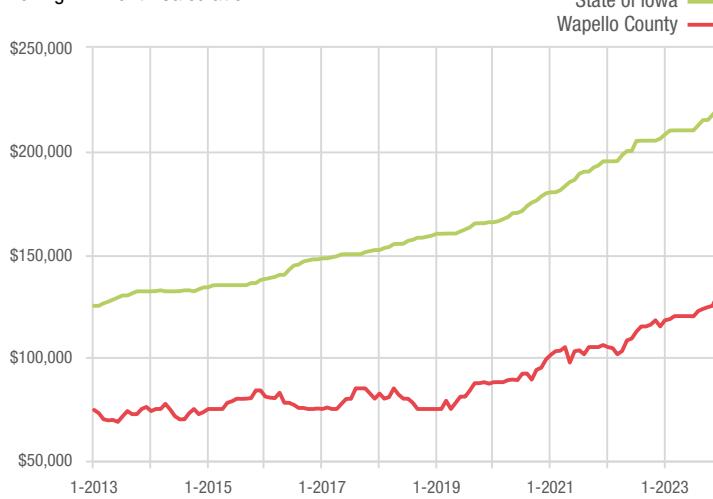
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	<b>0</b>	0.0%	2	<b>0</b>	- 100.0%
Pending Sales	0	<b>0</b>	0.0%	2	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	0.0%	2	<b>0</b>	- 100.0%
Days on Market Until Sale	—	—	—	4	—	—
Median Sales Price*	—	—	—	\$234,500	—	—
Average Sales Price*	—	—	—	\$234,500	—	—
Percent of List Price Received*	—	—	—	98.2%	—	—
Inventory of Homes for Sale	0	<b>0</b>	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

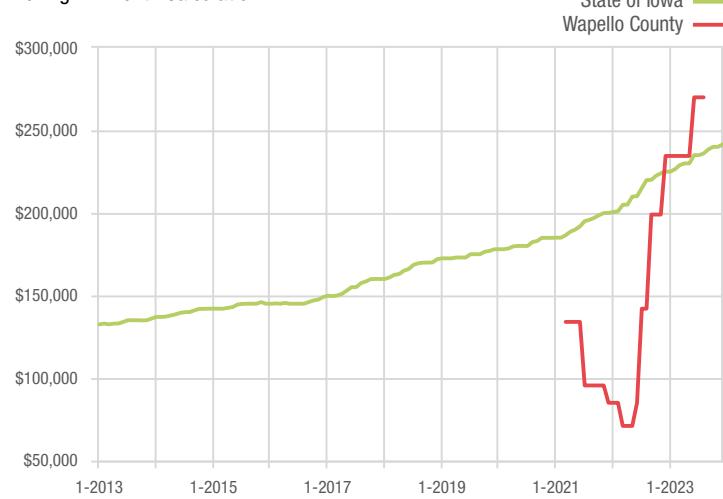
### Median Sales Price - Single-Family Detached

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.