

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

Single-Family Detached	December			Year to Date		
Key Metrics	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	\$130,000	+ 100.0%	\$115,000	\$130,000	+ 13.0%
Average Sales Price*	\$94,979	\$164,876	+ 73.6%	\$130,347	\$150,447	+ 15.4%
Percent of List Price Received*	88.3%	94.6%	+ 7.1%	95.5%	96.2%	+ 0.7%
Inventory of Homes for Sale	45	56	+ 24.4%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 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	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

