

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Warren County

### Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	25	37	+ 48.0%	1,016	898	- 11.6%
Pending Sales	40	50	+ 25.0%	902	765	- 15.2%
Closed Sales	57	54	- 5.3%	875	737	- 15.8%
Days on Market Until Sale	46	56	+ 21.7%	35	65	+ 85.7%
Median Sales Price*	\$311,000	<b>\$326,000</b>	+ 4.8%	\$300,000	<b>\$315,000</b>	+ 5.0%
Average Sales Price*	\$376,225	<b>\$387,118</b>	+ 2.9%	\$338,559	<b>\$347,041</b>	+ 2.5%
Percent of List Price Received*	98.8%	<b>96.9%</b>	- 1.9%	99.8%	<b>99.0%</b>	- 0.8%
Inventory of Homes for Sale	198	<b>184</b>	- 7.1%	—	—	—
Months Supply of Inventory	2.6	<b>2.9</b>	+ 11.5%	—	—	—

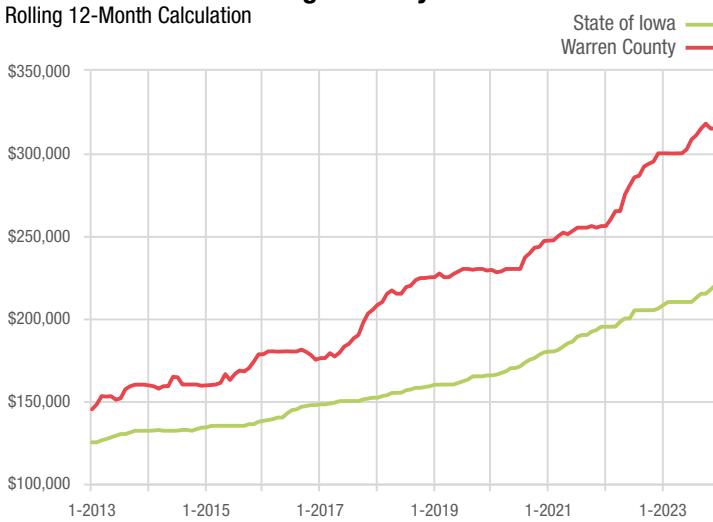
### Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	7	+ 75.0%	159	<b>182</b>	+ 14.5%
Pending Sales	20	8	- 60.0%	116	<b>158</b>	+ 36.2%
Closed Sales	7	8	+ 14.3%	120	<b>152</b>	+ 26.7%
Days on Market Until Sale	8	<b>164</b>	+ 1,950.0%	47	<b>106</b>	+ 125.5%
Median Sales Price*	\$187,500	<b>\$254,245</b>	+ 35.6%	\$222,750	<b>\$243,745</b>	+ 9.4%
Average Sales Price*	\$243,446	<b>\$287,051</b>	+ 17.9%	\$245,058	<b>\$254,179</b>	+ 3.7%
Percent of List Price Received*	99.6%	<b>99.5%</b>	- 0.1%	99.8%	<b>99.3%</b>	- 0.5%
Inventory of Homes for Sale	65	<b>65</b>	0.0%	—	—	—
Months Supply of Inventory	6.7	<b>4.9</b>	- 26.9%	—	—	—

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

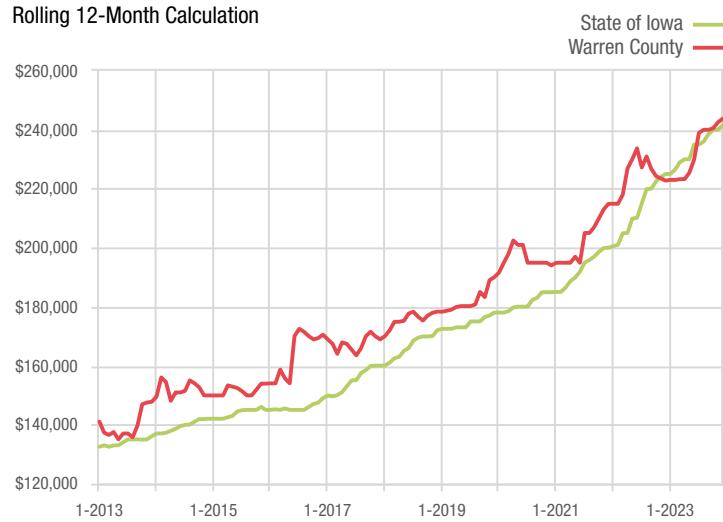
### Median Sales Price - Single-Family Detached

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.