

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	21	13	- 38.1%	330	339	+ 2.7%
Pending Sales	12	14	+ 16.7%	282	280	- 0.7%
Closed Sales	19	18	- 5.3%	292	269	- 7.9%
Days on Market Until Sale	42	58	+ 38.1%	44	52	+ 18.2%
Median Sales Price*	\$160,000	\$148,875	- 7.0%	\$180,000	\$188,000	+ 4.4%
Average Sales Price*	\$213,200	\$197,915	- 7.2%	\$211,240	\$226,109	+ 7.0%
Percent of List Price Received*	98.4%	96.9%	- 1.5%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	58	49	- 15.5%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

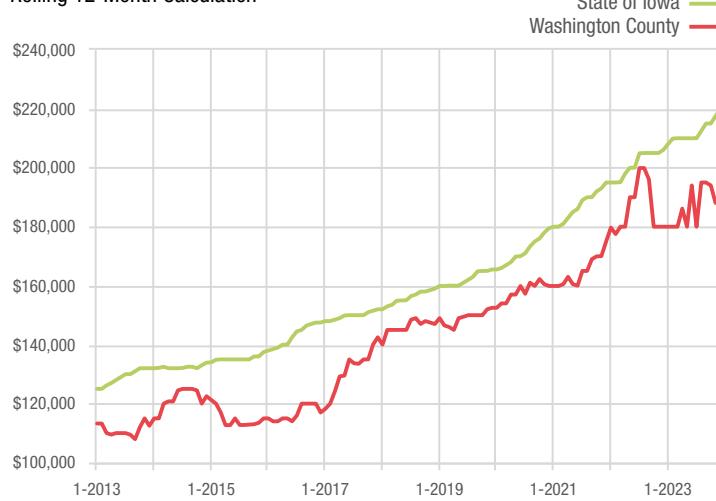
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	0	- 100.0%	42	29	- 31.0%
Pending Sales	1	0	- 100.0%	23	21	- 8.7%
Closed Sales	2	0	- 100.0%	24	22	- 8.3%
Days on Market Until Sale	216	—	—	90	81	- 10.0%
Median Sales Price*	\$332,450	—	—	\$250,000	\$243,400	- 2.6%
Average Sales Price*	\$332,450	—	—	\$235,419	\$244,997	+ 4.1%
Percent of List Price Received*	103.7%	—	—	100.1%	98.5%	- 1.6%
Inventory of Homes for Sale	19	9	- 52.6%	—	—	—
Months Supply of Inventory	9.1	4.3	- 52.7%	—	—	—

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

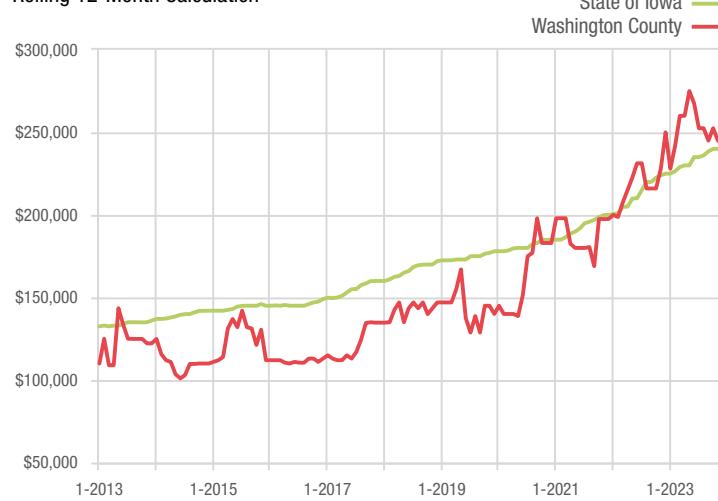
Median Sales Price - Single-Family Detached

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.