

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	22	31	+ 40.9%	541	433	- 20.0%
Pending Sales	23	8	- 65.2%	450	329	- 26.9%
Closed Sales	32	26	- 18.8%	452	345	- 23.7%
Days on Market Until Sale	40	83	+ 107.5%	37	54	+ 45.9%
Median Sales Price*	\$139,000	\$135,000	- 2.9%	\$131,500	\$134,900	+ 2.6%
Average Sales Price*	\$164,852	\$122,608	- 25.6%	\$151,166	\$148,272	- 1.9%
Percent of List Price Received*	93.4%	93.1%	- 0.3%	95.4%	94.8%	- 0.6%
Inventory of Homes for Sale	70	104	+ 48.6%	—	—	—
Months Supply of Inventory	1.9	3.8	+ 100.0%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	11	12	+ 9.1%
Pending Sales	0	2	—	8	13	+ 62.5%
Closed Sales	1	1	0.0%	8	12	+ 50.0%
Days on Market Until Sale	15	62	+ 313.3%	35	60	+ 71.4%
Median Sales Price*	\$184,000	\$120,000	- 34.8%	\$152,500	\$102,250	- 33.0%
Average Sales Price*	\$184,000	\$120,000	- 34.8%	\$152,500	\$119,067	- 21.9%
Percent of List Price Received*	96.9%	96.1%	- 0.8%	96.6%	96.4%	- 0.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.5	0.6	- 82.9%	—	—	—

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

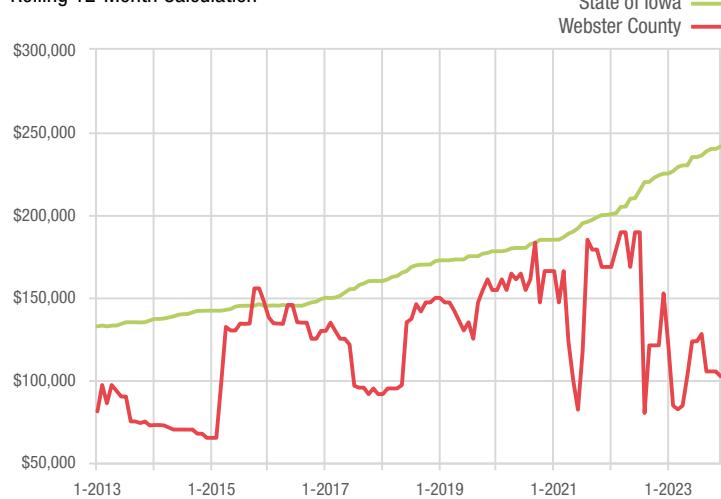
Median Sales Price - Single-Family Detached

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.