

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Woodbury County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	50	61	+ 22.0%	1,119	1,132	+ 1.2%
Pending Sales	52	74	+ 42.3%	974	933	- 4.2%
Closed Sales	72	75	+ 4.2%	1,013	910	- 10.2%
Days on Market Until Sale	19	28	+ 47.4%	20	28	+ 40.0%
Median Sales Price*	\$189,000	\$185,000	- 2.1%	\$189,000	\$200,000	+ 5.8%
Average Sales Price*	\$221,017	\$206,497	- 6.6%	\$222,569	\$227,998	+ 2.4%
Percent of List Price Received*	98.1%	96.5%	- 1.6%	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	106	142	+ 34.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

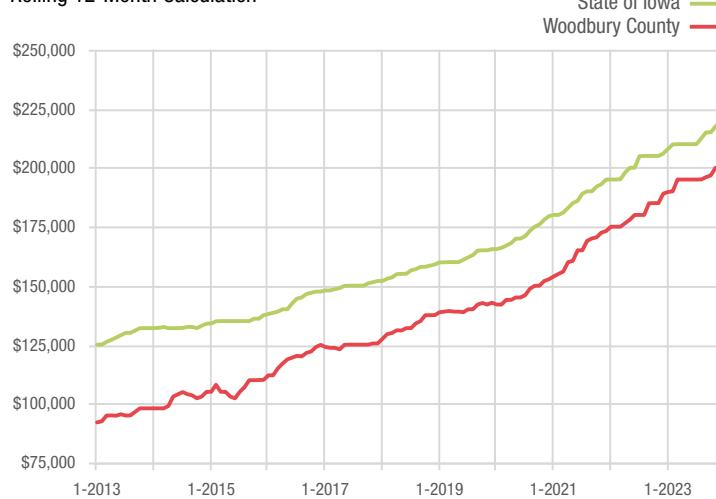
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	3	0.0%	86	65	- 24.4%
Pending Sales	3	1	- 66.7%	67	57	- 14.9%
Closed Sales	5	3	- 40.0%	72	57	- 20.8%
Days on Market Until Sale	66	48	- 27.3%	52	53	+ 1.9%
Median Sales Price*	\$315,500	\$142,700	- 54.8%	\$299,625	\$255,000	- 14.9%
Average Sales Price*	\$309,002	\$241,067	- 22.0%	\$279,614	\$273,802	- 2.1%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	101.1%	99.3%	- 1.8%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	3.2	3.2	0.0%	—	—	—

* 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.