Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®
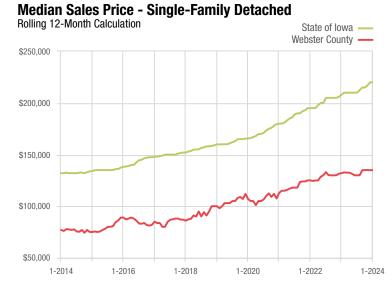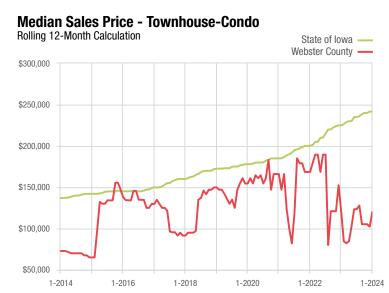
Iowa Association of **REALTORS®**

Webster County

Single-Family Detached	January			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 1-2023**	**Thru 1-2024**	**% Change**
New Listings	23	**27**	+ 17.4%	23	**27**	+ 17.4%
Pending Sales	24	**15**	- 37.5%	24	**15**	- 37.5%
Closed Sales	25	**24**	- 4.0%	25	**24**	- 4.0%
Days on Market Until Sale	61	**71**	+ 16.4%	61	**71**	+ 16.4%
Median Sales Price*	$87,500	**$125,000**	+ 42.9%	$87,500	**$125,000**	+ 42.9%
Average Sales Price*	$105,312	**$165,339**	+ 57.0%	$105,312	**$165,339**	+ 57.0%
Percent of List Price Received*	92.3%	**94.5%**	+ 2.4%	92.3%	**94.5%**	+ 2.4%
Inventory of Homes for Sale	65	**90**	+ 38.5%	—	—	—
Months Supply of Inventory	1.8	**3.2**	+ 77.8%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	**2023**	**2024**	**% Change**	**Thru 1-2023**	**Thru 1-2024**	**% Change**
New Listings	1	**6**	+ 500.0%	1	**6**	+ 500.0%
Pending Sales	2	**0**	- 100.0%	2	**0**	- 100.0%
Closed Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Days on Market Until Sale	137	—	—	137	—	—
Median Sales Price*	$70,000	—	—	$70,000	—	—
Average Sales Price*	$70,000	—	—	$70,000	—	—
Percent of List Price Received*	92.7%	—	—	92.7%	—	—
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	—	—
Months Supply of Inventory	2.3	**4.5**	+ 95.7%	—	—	—

* 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

State of Iowa —
Webster County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Webster County —

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.