

# Local Market Update – July 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Northwest Iowa Regional Board of REALTORS®

Includes the Entire MLS service area

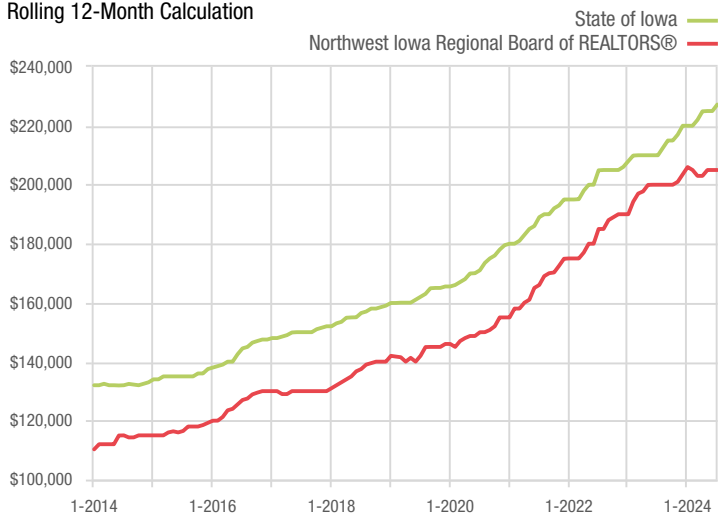
Single-Family Detached	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	236	<b>268</b>	+ 13.6%	1,646	<b>1,699</b>	+ 3.2%
Pending Sales	202	<b>218</b>	+ 7.9%	1,403	<b>1,379</b>	- 1.7%
Closed Sales	233	<b>206</b>	- 11.6%	1,266	<b>1,250</b>	- 1.3%
Days on Market Until Sale	28	<b>30</b>	+ 7.1%	34	<b>41</b>	+ 20.6%
Median Sales Price*	\$220,000	<b>\$225,500</b>	+ 2.5%	\$210,000	<b>\$212,000</b>	+ 1.0%
Average Sales Price*	\$261,683	<b>\$288,033</b>	+ 10.1%	\$243,244	<b>\$245,573</b>	+ 1.0%
Percent of List Price Received*	97.8%	<b>96.9%</b>	- 0.9%	98.0%	<b>97.1%</b>	- 0.9%
Inventory of Homes for Sale	378	<b>455</b>	+ 20.4%	—	—	—
Months Supply of Inventory	2.0	<b>2.4</b>	+ 20.0%	—	—	—

Townhouse-Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	16	<b>30</b>	+ 87.5%	120	<b>192</b>	+ 60.0%
Pending Sales	11	<b>20</b>	+ 81.8%	89	<b>111</b>	+ 24.7%
Closed Sales	12	<b>22</b>	+ 83.3%	80	<b>90</b>	+ 12.5%
Days on Market Until Sale	11	<b>54</b>	+ 390.9%	60	<b>69</b>	+ 15.0%
Median Sales Price*	\$178,750	<b>\$247,000</b>	+ 38.2%	\$234,000	<b>\$265,000</b>	+ 13.2%
Average Sales Price*	\$189,650	<b>\$268,684</b>	+ 41.7%	\$248,544	<b>\$285,761</b>	+ 15.0%
Percent of List Price Received*	97.8%	<b>98.8%</b>	+ 1.0%	98.6%	<b>98.3%</b>	- 0.3%
Inventory of Homes for Sale	58	<b>114</b>	+ 96.6%	—	—	—
Months Supply of Inventory	4.7	<b>8.3</b>	+ 76.6%	—	—	—

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

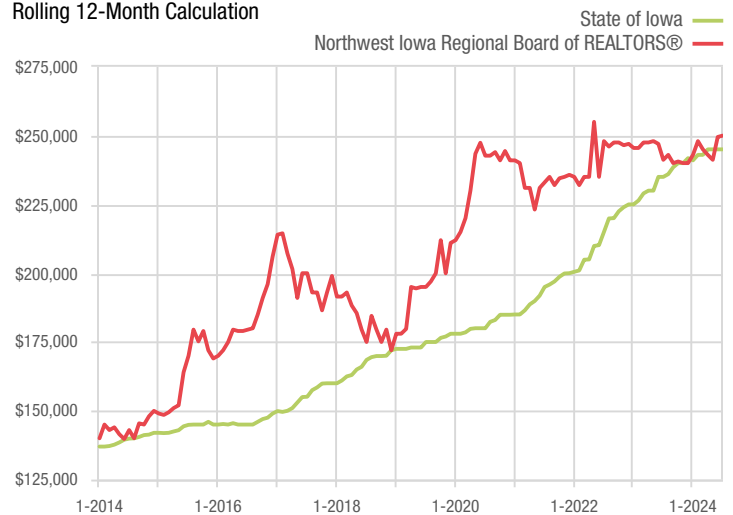
### Median Sales Price - Single-Family Detached

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.