

Local Market Update – August 2024

A Research Tool Provided by Iowa Association of REALTORS®



Northwest Iowa Regional Board of REALTORS®

Includes the Entire MLS service area

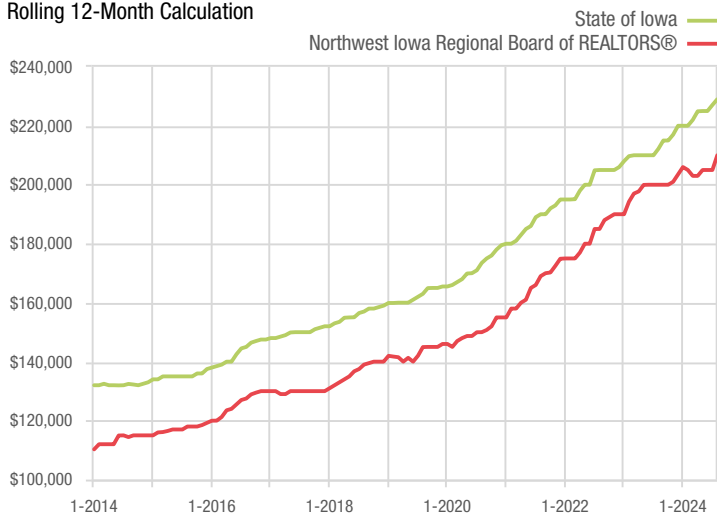
Single-Family Detached	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	259	295	+ 13.9%	1,905	1,994	+ 4.7%
Pending Sales	195	203	+ 4.1%	1,598	1,580	- 1.1%
Closed Sales	222	219	- 1.4%	1,488	1,475	- 0.9%
Days on Market Until Sale	34	41	+ 20.6%	34	41	+ 20.6%
Median Sales Price*	\$198,750	\$231,000	+ 16.2%	\$209,000	\$215,000	+ 2.9%
Average Sales Price*	\$248,262	\$261,214	+ 5.2%	\$243,988	\$248,004	+ 1.6%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	97.9%	97.1%	- 0.8%
Inventory of Homes for Sale	417	506	+ 21.3%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

Townhouse-Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	20	22	+ 10.0%	140	214	+ 52.9%
Pending Sales	15	21	+ 40.0%	104	134	+ 28.8%
Closed Sales	14	19	+ 35.7%	94	110	+ 17.0%
Days on Market Until Sale	39	100	+ 156.4%	56	74	+ 32.1%
Median Sales Price*	\$275,000	\$255,000	- 7.3%	\$240,000	\$265,000	+ 10.4%
Average Sales Price*	\$267,004	\$268,630	+ 0.6%	\$251,323	\$284,059	+ 13.0%
Percent of List Price Received*	100.2%	97.3%	- 2.9%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	62	108	+ 74.2%	—	—	—
Months Supply of Inventory	5.1	7.5	+ 47.1%	—	—	—

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

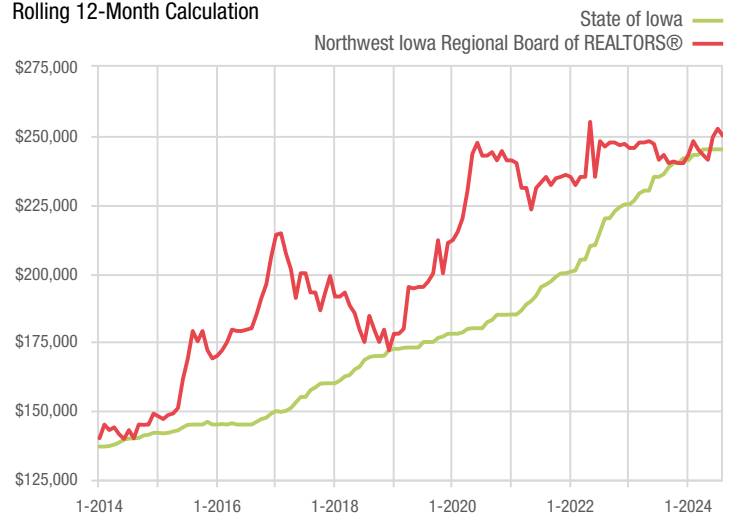
Median Sales Price - Single-Family Detached

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.