

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Northwest Iowa Regional Board of REALTORS®

Includes the Entire MLS service area

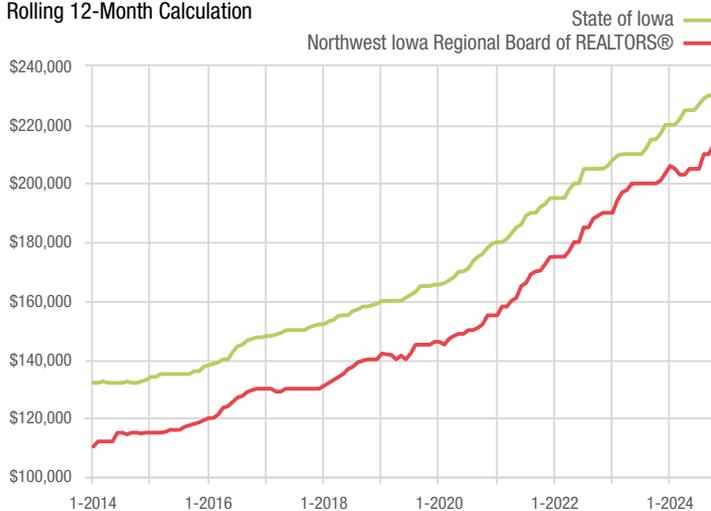
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	246	<b>244</b>	- 0.8%	2,401	<b>2,490</b>	+ 3.7%
Pending Sales	196	<b>181</b>	- 7.7%	1,962	<b>1,973</b>	+ 0.6%
Closed Sales	171	<b>228</b>	+ 33.3%	1,853	<b>1,900</b>	+ 2.5%
Days on Market Until Sale	35	<b>39</b>	+ 11.4%	34	<b>41</b>	+ 20.6%
Median Sales Price*	\$190,000	<b>\$214,900</b>	+ 13.1%	\$204,700	<b>\$215,000</b>	+ 5.0%
Average Sales Price*	\$220,394	<b>\$249,078</b>	+ 13.0%	\$240,379	<b>\$246,865</b>	+ 2.7%
Percent of List Price Received*	96.7%	<b>97.0%</b>	+ 0.3%	97.7%	<b>97.1%</b>	- 0.6%
Inventory of Homes for Sale	467	<b>509</b>	+ 9.0%	—	—	—
Months Supply of Inventory	2.6	<b>2.7</b>	+ 3.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	<b>20</b>	+ 66.7%	173	<b>260</b>	+ 50.3%
Pending Sales	16	<b>16</b>	0.0%	132	<b>169</b>	+ 28.0%
Closed Sales	6	<b>26</b>	+ 333.3%	120	<b>156</b>	+ 30.0%
Days on Market Until Sale	169	<b>29</b>	- 82.8%	61	<b>65</b>	+ 6.6%
Median Sales Price*	\$249,000	<b>\$309,500</b>	+ 24.3%	\$240,000	<b>\$265,000</b>	+ 10.4%
Average Sales Price*	\$252,817	<b>\$293,921</b>	+ 16.3%	\$253,743	<b>\$282,204</b>	+ 11.2%
Percent of List Price Received*	96.3%	<b>98.2%</b>	+ 2.0%	98.4%	<b>98.2%</b>	- 0.2%
Inventory of Homes for Sale	61	<b>106</b>	+ 73.8%	—	—	—
Months Supply of Inventory	4.9	<b>7.1</b>	+ 44.9%	—	—	—

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

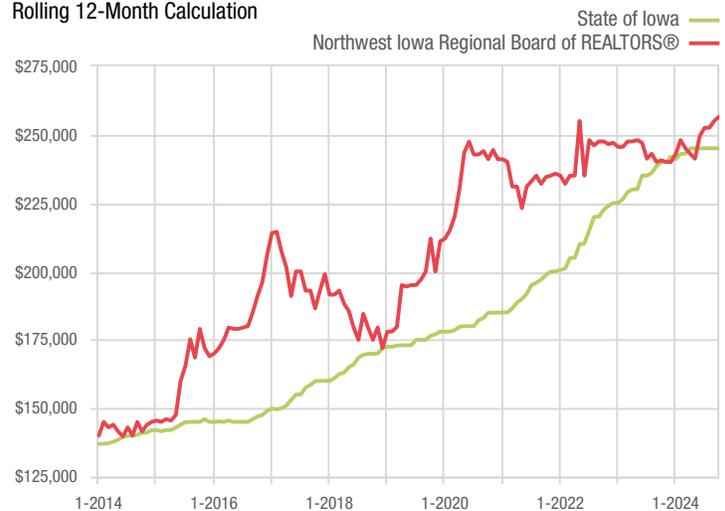
### Median Sales Price - Single-Family Detached

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.