

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®



Northwest Iowa Regional Board of REALTORS®

Includes the Entire MLS service area

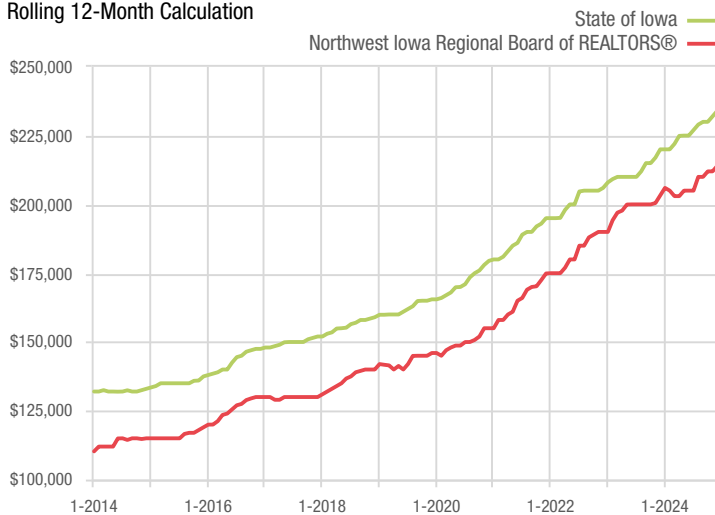
Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	145	136	- 6.2%	2,734	2,842	+ 4.0%
Pending Sales	145	127	- 12.4%	2,268	2,275	+ 0.3%
Closed Sales	176	189	+ 7.4%	2,220	2,291	+ 3.2%
Days on Market Until Sale	39	42	+ 7.7%	35	40	+ 14.3%
Median Sales Price*	\$196,000	\$200,000	+ 2.0%	\$203,250	\$214,000	+ 5.3%
Average Sales Price*	\$229,837	\$227,896	- 0.8%	\$239,430	\$244,550	+ 2.1%
Percent of List Price Received*	96.1%	96.6%	+ 0.5%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	417	445	+ 6.7%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	13	12	- 7.7%	198	289	+ 46.0%
Pending Sales	3	11	+ 266.7%	142	187	+ 31.7%
Closed Sales	10	14	+ 40.0%	143	189	+ 32.2%
Days on Market Until Sale	22	67	+ 204.5%	60	66	+ 10.0%
Median Sales Price*	\$206,500	\$265,375	+ 28.5%	\$240,000	\$275,000	+ 14.6%
Average Sales Price*	\$246,570	\$296,315	+ 20.2%	\$254,373	\$287,893	+ 13.2%
Percent of List Price Received*	97.7%	99.3%	+ 1.6%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	63	100	+ 58.7%	—	—	—
Months Supply of Inventory	5.3	6.4	+ 20.8%	—	—	—

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

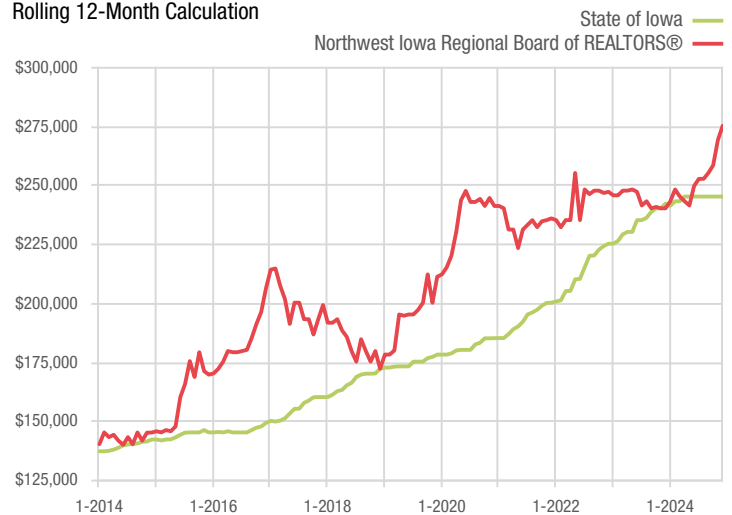
Median Sales Price - Single-Family Detached

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.