## **Local Market Update – January 2024**A Research Tool Provided by Iowa Association of REALTORS®



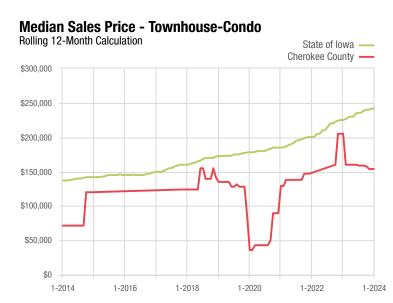
## **Cherokee County**

Single-Family Detached	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	7	10	+ 42.9%	7	10	+ 42.9%	
Pending Sales	8	9	+ 12.5%	8	9	+ 12.5%	
Closed Sales	7	7	0.0%	7	7	0.0%	
Days on Market Until Sale	87	28	- 67.8%	87	28	- 67.8%	
Median Sales Price*	\$125,000	\$130,000	+ 4.0%	\$125,000	\$130,000	+ 4.0%	
Average Sales Price*	\$124,643	\$147,286	+ 18.2%	\$124,643	\$147,286	+ 18.2%	
Percent of List Price Received*	87.8%	91.4%	+ 4.1%	87.8%	91.4%	+ 4.1%	
Inventory of Homes for Sale	19	25	+ 31.6%		_	_	
Months Supply of Inventory	2.1	2.4	+ 14.3%		_	_	

Townhouse-Condo		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	1	0	- 100.0%	1	0	- 100.0%		
Pending Sales	2	0	- 100.0%	2	0	- 100.0%		
Closed Sales	0	0	0.0%	0	0	0.0%		
Days on Market Until Sale	_	_			_	_		
Median Sales Price*	_	_			_	_		
Average Sales Price*	_	_			_	_		
Percent of List Price Received*	_	_			_	_		
Inventory of Homes for Sale	2	3	+ 50.0%		_	_		
Months Supply of Inventory	1.0	1.5	+ 50.0%		_	_		

<sup>\*</sup> 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 -Cherokee County \$250,000 \$200,000 \$150,000 \$100,000 \$50,000 1-2016 1-2018 1-2020 1-2022 1-2024



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.