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



Mahaska County

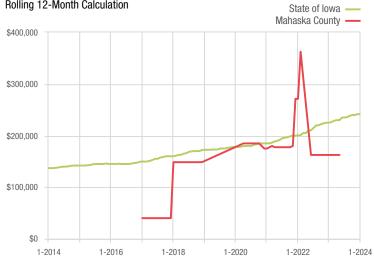
Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	11	16	+ 45.5%	11	16	+ 45.5%		
Pending Sales	12	13	+ 8.3%	12	13	+ 8.3%		
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%		
Days on Market Until Sale	16	47	+ 193.8%	16	47	+ 193.8%		
Median Sales Price*	\$142,250	\$165,000	+ 16.0%	\$142,250	\$165,000	+ 16.0%		
Average Sales Price*	\$129,583	\$164,100	+ 26.6%	\$129,583	\$164,100	+ 26.6%		
Percent of List Price Received*	96.7%	93.8%	- 3.0%	96.7%	93.8%	- 3.0%		
Inventory of Homes for Sale	23	26	+ 13.0%		_	_		
Months Supply of Inventory	1.2	1.4	+ 16.7%		_	_		

Townhouse-Condo		January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	0	0	0.0%	0	0	0.0%	
Pending Sales	0	0	0.0%	0	0	0.0%	
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	0	0	0.0%		_	_	
Months Supply of Inventory	_	_	_		_	_	

^{*} 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 -Mahaska County -\$250,000 \$225,000 \$200,000 \$175,000 \$150,000 \$125,000 \$100,000 \$75,000 1-2016 1-2018 1-2020 1-2022 1-2024

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.