Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



Northeast Iowa Regional Board of REALTORS®

Includes Allamakee, Black Hawk, Bremer, Buchanan, Butler, Chickasaw, Clayton, Delaware, Fayette, Floyd, Howard, Mitchell and Winneshiek Counties

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	184	198	+ 7.6%	184	198	+ 7.6%		
Pending Sales	188	182	- 3.2%	188	182	- 3.2%		
Closed Sales	168	142	- 15.5%	168	142	- 15.5%		
Days on Market Until Sale	38	48	+ 26.3%	38	48	+ 26.3%		
Median Sales Price*	\$155,000	\$163,250	+ 5.3%	\$155,000	\$163,250	+ 5.3%		
Average Sales Price*	\$200,811	\$206,328	+ 2.7%	\$200,811	\$206,328	+ 2.7%		
Percent of List Price Received*	96.8%	95.2%	- 1.7%	96.8%	95.2%	- 1.7%		
Inventory of Homes for Sale	375	392	+ 4.5%		_	_		
Months Supply of Inventory	1.3	1.5	+ 15.4%		_	_		

Townhouse-Condo		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	22	23	+ 4.5%	22	23	+ 4.5%		
Pending Sales	16	18	+ 12.5%	16	18	+ 12.5%		
Closed Sales	8	15	+ 87.5%	8	15	+ 87.5%		
Days on Market Until Sale	69	81	+ 17.4%	69	81	+ 17.4%		
Median Sales Price*	\$222,450	\$238,500	+ 7.2%	\$222,450	\$238,500	+ 7.2%		
Average Sales Price*	\$251,016	\$222,702	- 11.3%	\$251,016	\$222,702	- 11.3%		
Percent of List Price Received*	99.6%	97.7%	- 1.9%	99.6%	97.7%	- 1.9%		
Inventory of Homes for Sale	40	55	+ 37.5%		_	_		
Months Supply of Inventory	2.1	2.9	+ 38.1%		_			

 $^{^{\}ast}$ 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 -Northeast Iowa Regional Board of REALTORS® \$240,000 \$220,000 \$200,000 \$180,000 \$160,000 \$140,000 \$120,000 \$100,000 1-2014 1-2018 1-2020 1-2022 1-2024

Median Sales Price - Townhouse-Condo

