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



## **Pocahontas County**

| Single-Family Detached          |          | January   |          |             | Year to Date |          |  |  |
|---------------------------------|----------|-----------|----------|-------------|--------------|----------|--|--|
| Key Metrics                     | 2023     | 2024      | % Change | Thru 1-2023 | Thru 1-2024  | % Change |  |  |
| New Listings                    | 3        | 4         | + 33.3%  | 3           | 4            | + 33.3%  |  |  |
| Pending Sales                   | 4        | 1         | - 75.0%  | 4           | 1            | - 75.0%  |  |  |
| Closed Sales                    | 1        | 1         | 0.0%     | 1           | 1            | 0.0%     |  |  |
| Days on Market Until Sale       | 15       | 119       | + 693.3% | 15          | 119          | + 693.3% |  |  |
| Median Sales Price*             | \$85,000 | \$137,000 | + 61.2%  | \$85,000    | \$137,000    | + 61.2%  |  |  |
| Average Sales Price*            | \$85,000 | \$137,000 | + 61.2%  | \$85,000    | \$137,000    | + 61.2%  |  |  |
| Percent of List Price Received* | 94.5%    | 86.2%     | - 8.8%   | 94.5%       | 86.2%        | - 8.8%   |  |  |
| Inventory of Homes for Sale     | 9        | 12        | + 33.3%  |             | _            | _        |  |  |
| Months Supply of Inventory      | 1.7      | 4.1       | + 141.2% |             | _            | _        |  |  |

| 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      | _       | _    |          |              | _           | _        |  |

<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 -Pocahontas County \$250,000 \$200,000 \$150,000 \$100,000 \$50,000

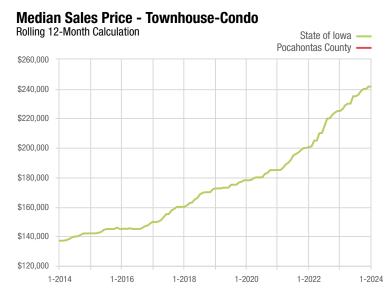
1-2018

1-2020

1-2022

1-2014

1-2016



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.

1-2024