

# Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Polk County

Single-Family Detached	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	453	440	- 2.9%	453	440	- 2.9%
Pending Sales	502	462	- 8.0%	502	462	- 8.0%
Closed Sales	316	322	+ 1.9%	316	322	+ 1.9%
Days on Market Until Sale	54	56	+ 3.7%	54	56	+ 3.7%
Median Sales Price*	\$265,000	\$280,000	+ 5.7%	\$265,000	\$280,000	+ 5.7%
Average Sales Price*	\$281,059	\$307,361	+ 9.4%	\$281,059	\$307,361	+ 9.4%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	1,010	1,050	+ 4.0%	—	—	—
Months Supply of Inventory	1.6	2.0	+ 25.0%	—	—	—

Townhouse-Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	106	105	- 0.9%	106	105	- 0.9%
Pending Sales	110	80	- 27.3%	110	80	- 27.3%
Closed Sales	74	60	- 18.9%	74	60	- 18.9%
Days on Market Until Sale	52	64	+ 23.1%	52	64	+ 23.1%
Median Sales Price*	\$232,500	\$234,495	+ 0.9%	\$232,500	\$234,495	+ 0.9%
Average Sales Price*	\$231,255	\$246,271	+ 6.5%	\$231,255	\$246,271	+ 6.5%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	272	343	+ 26.1%	—	—	—
Months Supply of Inventory	2.0	3.3	+ 65.0%	—	—	—

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

