Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	130	134	+ 3.1%	130	134	+ 3.1%		
Pending Sales	161	106	- 34.2%	161	106	- 34.2%		
Closed Sales	114	115	+ 0.9%	114	115	+ 0.9%		
Days on Market Until Sale	55	53	- 3.6%	55	53	- 3.6%		
Median Sales Price*	\$130,000	\$113,000	- 13.1%	\$130,000	\$113,000	- 13.1%		
Average Sales Price*	\$148,765	\$131,453	- 11.6%	\$148,765	\$131,453	- 11.6%		
Percent of List Price Received*	93.0%	93.0%	0.0%	93.0%	93.0%	0.0%		
Inventory of Homes for Sale	318	429	+ 34.9%		_	_		
Months Supply of Inventory	1.6	2.4	+ 50.0%		_	_		

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	_	_			_	_

State of Iowa -

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

\$75,000

1-2014

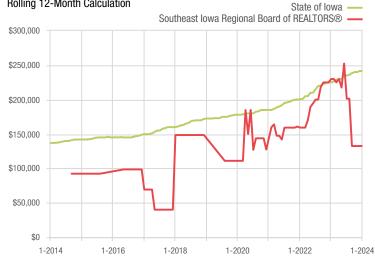
\$250,000 \$225,000 \$200,000 \$175,000 \$125,000

1-2018

1-2020

1-2022

Median Sales Price - Townhouse-Condo Rolling 12-Month Calculation



1-2024

 $^{^{\}ast}$ Does not account for seller concessions; % Change may be extreme due to small sample size.