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



Third Congressional District

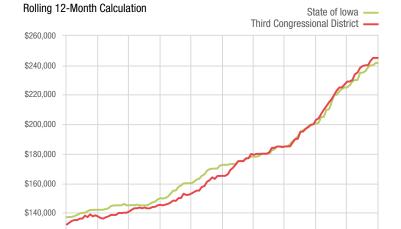
Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and **Warren Counties**

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	841	855	+ 1.7%	841	855	+ 1.7%		
Pending Sales	882	769	- 12.8%	882	769	- 12.8%		
Closed Sales	542	568	+ 4.8%	542	568	+ 4.8%		
Days on Market Until Sale	51	53	+ 3.9%	51	53	+ 3.9%		
Median Sales Price*	\$265,040	\$270,000	+ 1.9%	\$265,040	\$270,000	+ 1.9%		
Average Sales Price*	\$292,061	\$304,276	+ 4.2%	\$292,061	\$304,276	+ 4.2%		
Percent of List Price Received*	97.7%	97.5%	- 0.2%	97.7%	97.5%	- 0.2%		
Inventory of Homes for Sale	2,064	2,210	+ 7.1%		_	_		
Months Supply of Inventory	1.9	2.4	+ 26.3%		_	_		

Townhouse-Condo	January			Year to Date		
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	162	174	+ 7.4%	162	174	+ 7.4%
Pending Sales	187	148	- 20.9%	187	148	- 20.9%
Closed Sales	113	99	- 12.4%	113	99	- 12.4%
Days on Market Until Sale	53	90	+ 69.8%	53	90	+ 69.8%
Median Sales Price*	\$239,990	\$250,000	+ 4.2%	\$239,990	\$250,000	+ 4.2%
Average Sales Price*	\$244,986	\$255,189	+ 4.2%	\$244,986	\$255,189	+ 4.2%
Percent of List Price Received*	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	481	567	+ 17.9%	_	_	_
Months Supply of Inventory	2.3	3.2	+ 39.1%		_	_

^{*} 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 lowa -Third Congressional District • \$300,000 \$250,000 \$200,000 \$150,000 \$100,000 1-2014 1-2016 1-2018 1-2020 1-2022 1-2024



Median Sales Price - Townhouse-Condo

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. Current as of February 15, 2024. All data from the multiple listing services in the state of Iowa. | Report © 2024 ShowingTime.

\$120,000

1-2018

1-2020

1-2022

1-2024

1-2016