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



Union County

Single-Family Detached	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	34	48	+ 41.2%	34	48	+ 41.2%	
Pending Sales	23	19	- 17.4%	23	19	- 17.4%	
Closed Sales	14	9	- 35.7%	14	9	- 35.7%	
Days on Market Until Sale	30	53	+ 76.7%	30	53	+ 76.7%	
Median Sales Price*	\$131,500	\$221,500	+ 68.4%	\$131,500	\$221,500	+ 68.4%	
Average Sales Price*	\$153,446	\$245,111	+ 59.7%	\$153,446	\$245,111	+ 59.7%	
Percent of List Price Received*	96.0%	96.5%	+ 0.5%	96.0%	96.5%	+ 0.5%	
Inventory of Homes for Sale	75	107	+ 42.7%		_	_	
Months Supply of Inventory	2.9	4.7	+ 62.1%		_	_	

Townhouse-Condo	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	0	2		0	2	_	
Pending Sales	0	0	0.0%	0	0	0.0%	
Closed Sales	1	0	- 100.0%	1	0	- 100.0%	
Days on Market Until Sale	4	_		4	_	_	
Median Sales Price*	\$181,000			\$181,000	_	_	
Average Sales Price*	\$181,000	_		\$181,000	_	_	
Percent of List Price Received*	100.6%			100.6%	_	_	
Inventory of Homes for Sale	6	4	- 33.3%		_	_	
Months Supply of Inventory	3.2	1.5	- 53.1%		_	_	

^{*} 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 Iowa -Union County -\$260,000 \$240,000 \$220,000 \$200,000 \$180,000 \$160,000 \$140,000 \$120,000 1-2014 1-2016 1-2018 1-2020 1-2022 1-2024



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.