Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

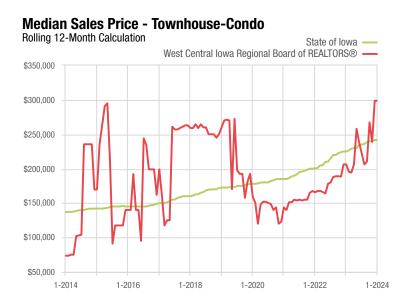
Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	110	129	+ 17.3%	110	129	+ 17.3%		
Pending Sales	107	84	- 21.5%	107	84	- 21.5%		
Closed Sales	88	68	- 22.7%	88	68	- 22.7%		
Days on Market Until Sale	41	48	+ 17.1%	41	48	+ 17.1%		
Median Sales Price*	\$125,250	\$132,000	+ 5.4%	\$125,250	\$132,000	+ 5.4%		
Average Sales Price*	\$151,718	\$197,638	+ 30.3%	\$151,718	\$197,638	+ 30.3%		
Percent of List Price Received*	93.5%	93.1%	- 0.4%	93.5%	93.1%	- 0.4%		
Inventory of Homes for Sale	239	427	+ 78.7%		_	_		
Months Supply of Inventory	1.6	3.6	+ 125.0%		_	_		

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	1	0	- 100.0%	1	0	- 100.0%
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	1	9	+ 800.0%		_	_
Months Supply of Inventory	0.5	3.8	+ 660.0%		_	_

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

Rolling 12-Month Calculation State of lowa West Central lowa Regional Board of REALTORS® \$250,000 \$150,000 \$100,000 \$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.