

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	33	35	+ 6.1%	267	306	+ 14.6%
Pending Sales	22	27	+ 22.7%	224	236	+ 5.4%
Closed Sales	31	23	- 25.8%	216	216	0.0%
Days on Market Until Sale	37	39	+ 5.4%	42	40	- 4.8%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$195,000	\$183,000	- 6.2%
Average Sales Price*	\$205,735	\$225,530	+ 9.6%	\$226,145	\$217,115	- 4.0%
Percent of List Price Received*	96.4%	97.8%	+ 1.5%	97.1%	96.7%	- 0.4%
Inventory of Homes for Sale	56	72	+ 28.6%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

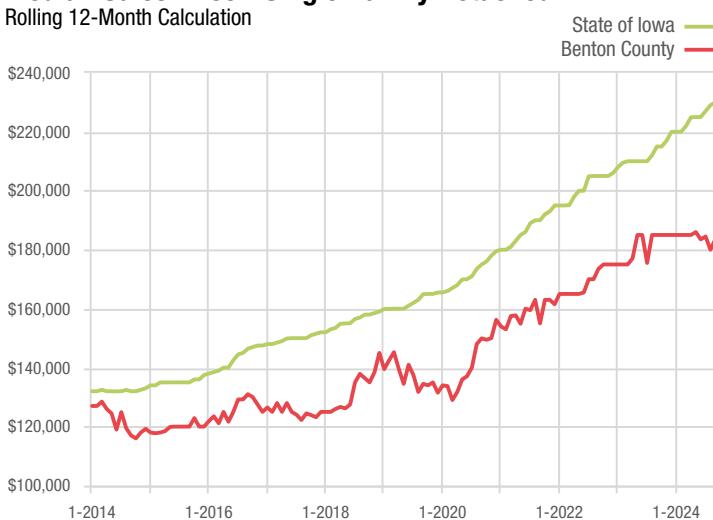
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	4	1	- 75.0%	14	19	+ 35.7%
Pending Sales	2	1	- 50.0%	9	14	+ 55.6%
Closed Sales	2	0	- 100.0%	8	15	+ 87.5%
Days on Market Until Sale	117	—	—	137	76	- 44.5%
Median Sales Price*	\$292,450	—	—	\$245,000	\$260,000	+ 6.1%
Average Sales Price*	\$292,450	—	—	\$213,100	\$239,233	+ 12.3%
Percent of List Price Received*	100.8%	—	—	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	4.7	3.5	- 25.5%	—	—	—

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

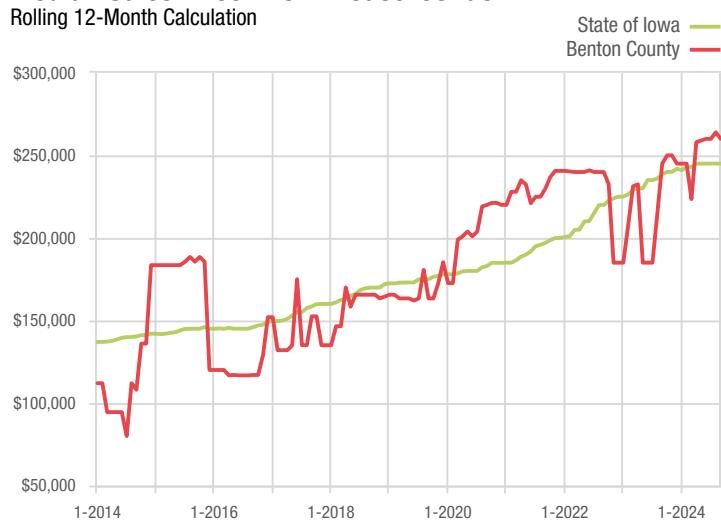
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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.