

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Black Hawk County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	126	128	+ 1.6%	1,225	1,296	+ 5.8%
Pending Sales	116	106	- 8.6%	1,112	1,069	- 3.9%
Closed Sales	141	111	- 21.3%	1,045	1,015	- 2.9%
Days on Market Until Sale	16	19	+ 18.8%	23	24	+ 4.3%
Median Sales Price*	\$189,500	\$189,500	0.0%	\$175,000	\$190,000	+ 8.6%
Average Sales Price*	\$229,251	\$218,039	- 4.9%	\$213,961	\$231,009	+ 8.0%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	140	232	+ 65.7%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

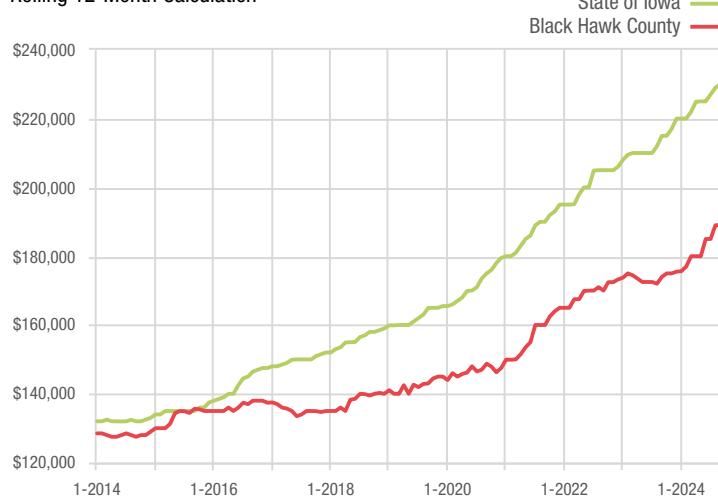
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	18	15	- 16.7%	137	197	+ 43.8%
Pending Sales	9	15	+ 66.7%	109	159	+ 45.9%
Closed Sales	9	16	+ 77.8%	102	149	+ 46.1%
Days on Market Until Sale	41	24	- 41.5%	36	32	- 11.1%
Median Sales Price*	\$270,675	\$160,450	- 40.7%	\$205,000	\$189,000	- 7.8%
Average Sales Price*	\$240,636	\$188,744	- 21.6%	\$223,221	\$208,891	- 6.4%
Percent of List Price Received*	97.7%	98.8%	+ 1.1%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	29	45	+ 55.2%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

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

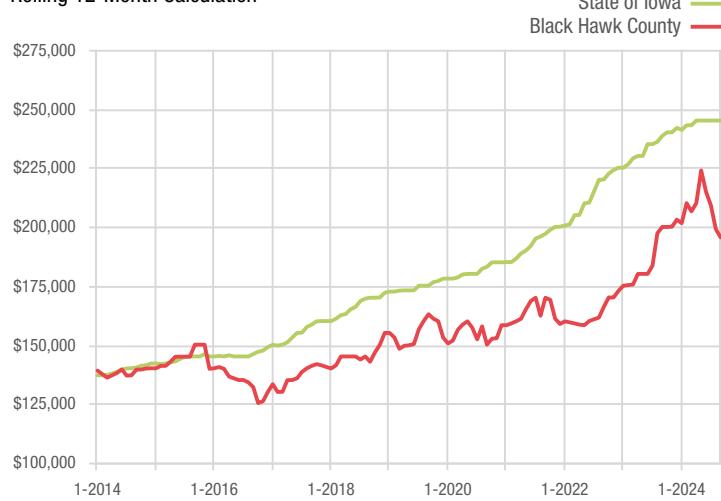
Median Sales Price - Single-Family Detached

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.