

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Buchanan County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	22	19	- 13.6%	183	178	- 2.7%
Pending Sales	14	15	+ 7.1%	171	132	- 22.8%
Closed Sales	19	26	+ 36.8%	161	124	- 23.0%
Days on Market Until Sale	33	24	- 27.3%	42	36	- 14.3%
Median Sales Price*	\$216,500	\$197,500	- 8.8%	\$183,000	\$196,750	+ 7.5%
Average Sales Price*	\$219,670	\$198,262	- 9.7%	\$206,228	\$231,263	+ 12.1%
Percent of List Price Received*	95.9%	96.7%	+ 0.8%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	26	47	+ 80.8%	—	—	—
Months Supply of Inventory	1.5	3.6	+ 140.0%	—	—	—

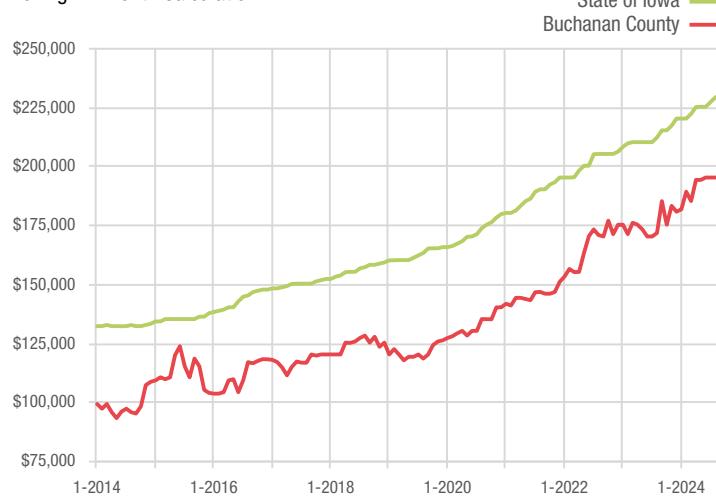
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	1	- 50.0%	5	8	+ 60.0%
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	1	—	1	5	+ 400.0%
Days on Market Until Sale	—	46	—	11	42	+ 281.8%
Median Sales Price*	—	\$202,000	—	\$178,500	\$202,000	+ 13.2%
Average Sales Price*	—	\$202,000	—	\$178,500	\$221,880	+ 24.3%
Percent of List Price Received*	—	92.7%	—	94.0%	96.4%	+ 2.6%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	3.0	2.6	- 13.3%	—	—	—

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

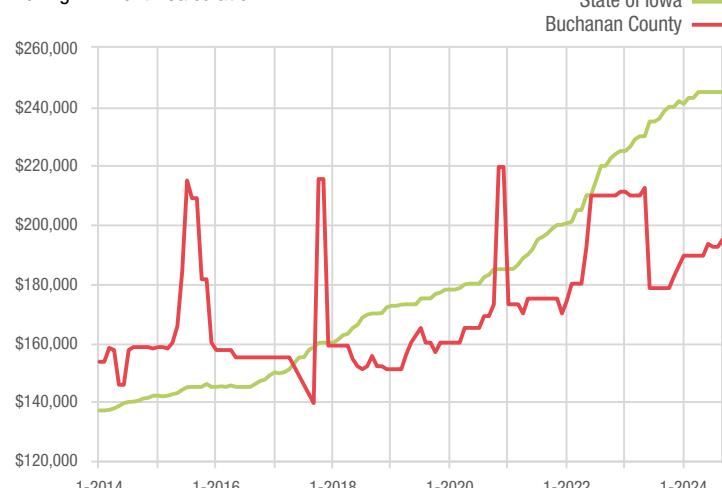
Median Sales Price - Single-Family Detached

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.