

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	7	19	+ 171.4%	120	116	- 3.3%
Pending Sales	11	13	+ 18.2%	105	103	- 1.9%
Closed Sales	16	8	- 50.0%	98	96	- 2.0%
Days on Market Until Sale	57	11	- 80.7%	43	47	+ 9.3%
Median Sales Price*	\$147,500	\$105,000	- 28.8%	\$138,750	\$143,000	+ 3.1%
Average Sales Price*	\$166,363	\$110,125	- 33.8%	\$160,806	\$148,250	- 7.8%
Percent of List Price Received*	93.5%	93.0%	- 0.5%	95.0%	94.3%	- 0.7%
Inventory of Homes for Sale	25	28	+ 12.0%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

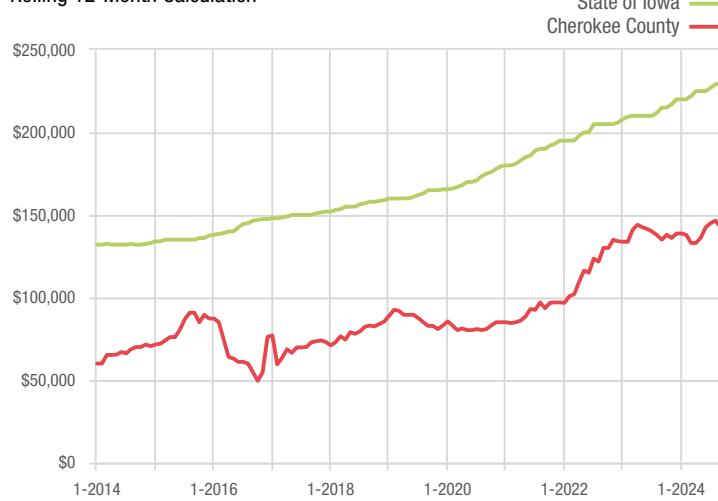
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	2	—	4	7	+ 75.0%
Pending Sales	0	0	0.0%	4	5	+ 25.0%
Closed Sales	0	4	—	4	5	+ 25.0%
Days on Market Until Sale	—	21	—	105	132	+ 25.7%
Median Sales Price*	—	\$170,000	—	\$153,750	\$175,000	+ 13.8%
Average Sales Price*	—	\$171,225	—	\$151,875	\$178,380	+ 17.5%
Percent of List Price Received*	—	97.1%	—	94.9%	96.8%	+ 2.0%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

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

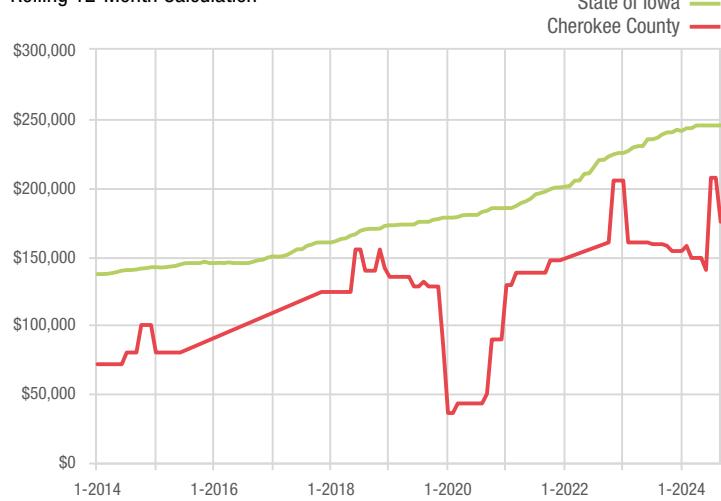
Median Sales Price - Single-Family Detached

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.