

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Delaware County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	20	18	- 10.0%	141	167	+ 18.4%
Pending Sales	18	8	- 55.6%	114	136	+ 19.3%
Closed Sales	22	18	- 18.2%	112	132	+ 17.9%
Days on Market Until Sale	29	17	- 41.4%	37	32	- 13.5%
Median Sales Price*	\$182,500	\$227,500	+ 24.7%	\$182,500	\$220,000	+ 20.5%
Average Sales Price*	\$224,937	\$283,837	+ 26.2%	\$257,906	\$274,242	+ 6.3%
Percent of List Price Received*	99.3%	98.2%	- 1.1%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	34	42	+ 23.5%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

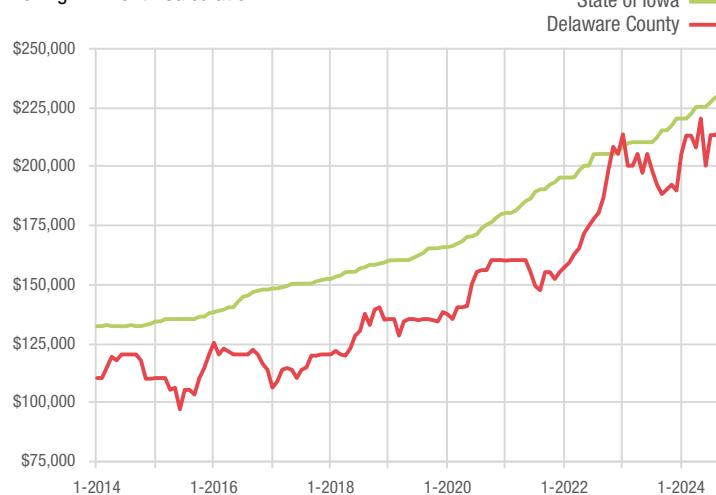
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	1	—	9	7	- 22.2%
Pending Sales	0	1	—	5	5	0.0%
Closed Sales	0	0	0.0%	5	5	0.0%
Days on Market Until Sale	—	—	—	108	117	+ 8.3%
Median Sales Price*	—	—	—	\$318,000	\$325,000	+ 2.2%
Average Sales Price*	—	—	—	\$299,000	\$336,320	+ 12.5%
Percent of List Price Received*	—	—	—	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

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

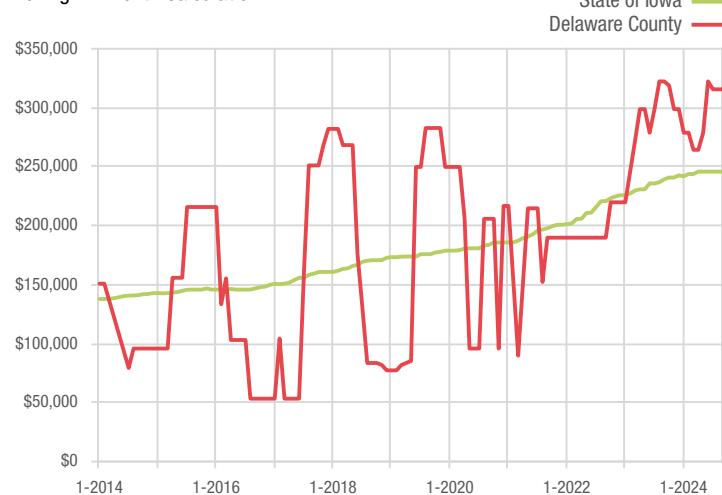
Median Sales Price - Single-Family Detached

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.