

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

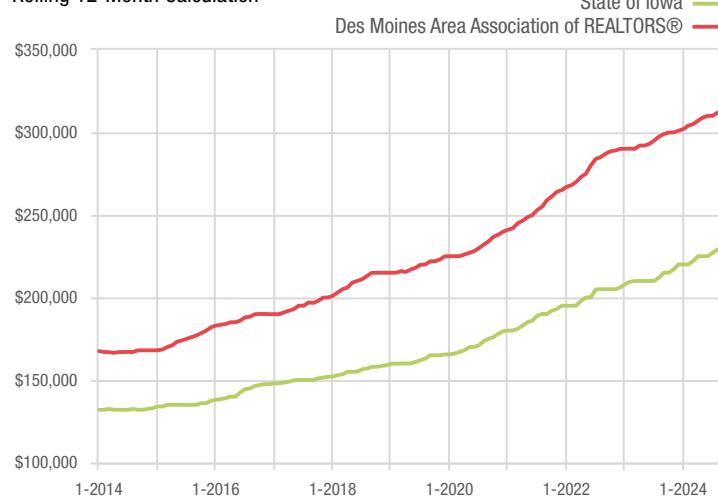
Single-Family Detached		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		969	1,164	+ 20.1%	9,218	9,875	+ 7.1%
Pending Sales		668	826	+ 23.7%	7,822	7,806	- 0.2%
Closed Sales		812	767	- 5.5%	7,452	7,302	- 2.0%
Days on Market Until Sale		43	48	+ 11.6%	47	52	+ 10.6%
Median Sales Price*		\$312,000	\$315,000	+ 1.0%	\$302,500	\$316,200	+ 4.5%
Average Sales Price*		\$348,757	\$346,035	- 0.8%	\$332,832	\$343,656	+ 3.3%
Percent of List Price Received*		99.2%	98.8%	- 0.4%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale		2,303	2,768	+ 20.2%	—	—	—
Months Supply of Inventory		2.9	3.4	+ 17.2%	—	—	—

Townhouse-Condo		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		169	241	+ 42.6%	1,981	2,012	+ 1.6%
Pending Sales		141	166	+ 17.7%	1,681	1,545	- 8.1%
Closed Sales		192	131	- 31.8%	1,618	1,452	- 10.3%
Days on Market Until Sale		63	92	+ 46.0%	58	77	+ 32.8%
Median Sales Price*		\$248,745	\$247,000	- 0.7%	\$243,995	\$246,000	+ 0.8%
Average Sales Price*		\$261,323	\$274,039	+ 4.9%	\$255,688	\$259,528	+ 1.5%
Percent of List Price Received*		98.9%	98.6%	- 0.3%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale		586	662	+ 13.0%	—	—	—
Months Supply of Inventory		3.4	4.2	+ 23.5%	—	—	—

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

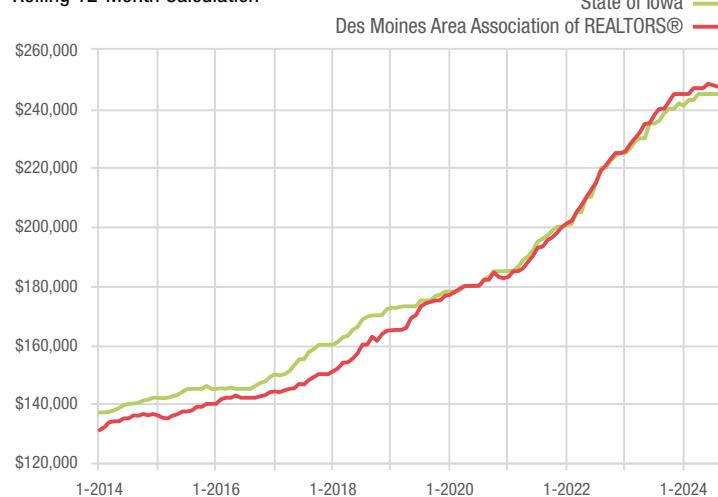
Median Sales Price - Single-Family Detached

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.