Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®
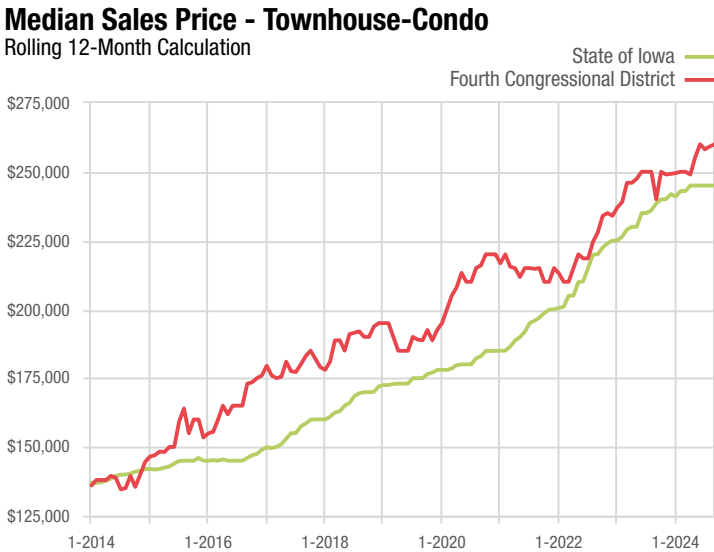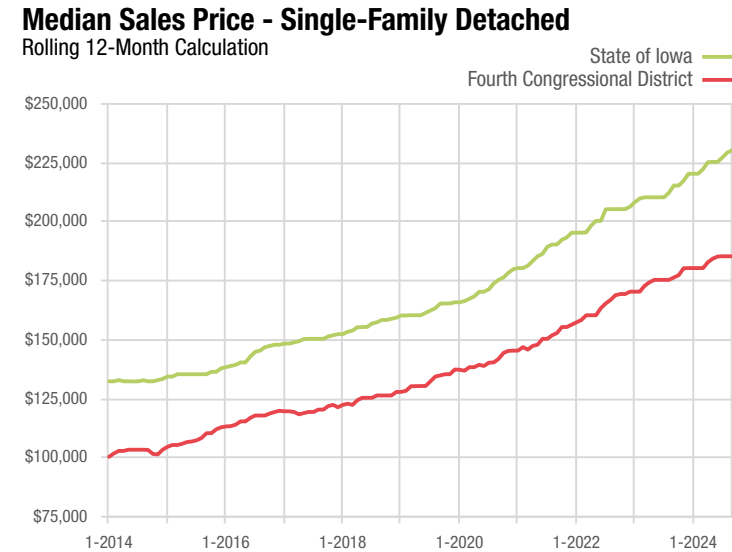
Iowa Association of REALTORS®

Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	762	840	+ 10.2%	6,745	7,359	+ 9.1%
Pending Sales	593	572	- 3.5%	5,801	5,846	+ 0.8%
Closed Sales	663	602	- 9.2%	5,430	5,533	+ 1.9%
Days on Market Until Sale	38	48	+ 26.3%	46	54	+ 17.4%
Median Sales Price*	$180,000	$190,000	+ 5.6%	$180,500	$189,913	+ 5.2%
Average Sales Price*	$233,660	$244,138	+ 4.5%	$224,500	$236,359	+ 5.3%
Percent of List Price Received*	97.0%	96.7%	- 0.3%	97.2%	96.6%	- 0.6%
Inventory of Homes for Sale	2,032	2,114	+ 4.0%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	81	54	- 33.3%	420	565	+ 34.5%
Pending Sales	39	41	+ 5.1%	342	399	+ 16.7%
Closed Sales	40	47	+ 17.5%	326	344	+ 5.5%
Days on Market Until Sale	93	98	+ 5.4%	81	98	+ 21.0%
Median Sales Price*	$232,500	$247,500	+ 6.5%	$240,000	$260,000	+ 8.3%
Average Sales Price*	$295,345	$331,006	+ 12.1%	$283,128	$313,805	+ 10.8%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	181	253	+ 39.8%	—	—	—
Months Supply of Inventory	5.1	6.2	+ 21.6%	—	—	—

* 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

State of Iowa
Fourth Congressional District

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Fourth Congressional District

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.