

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®

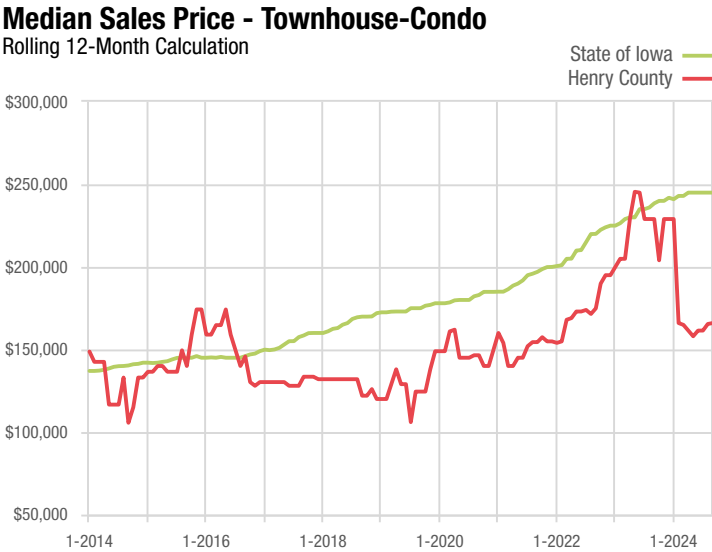
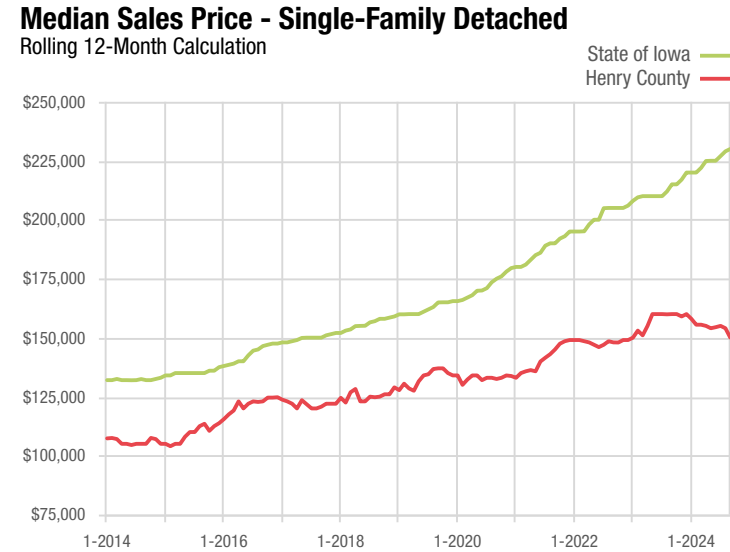


Henry County

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	68	52	- 23.5%	488	552	+ 13.1%
Pending Sales	66	40	- 39.4%	458	451	- 1.5%
Closed Sales	65	55	- 15.4%	416	439	+ 5.5%
Days on Market Until Sale	22	27	+ 22.7%	30	32	+ 6.7%
Median Sales Price*	\$169,900	\$145,000	- 14.7%	\$160,000	\$150,000	- 6.3%
Average Sales Price*	\$188,508	\$157,313	- 16.5%	\$180,700	\$172,445	- 4.6%
Percent of List Price Received*	98.5%	97.1%	- 1.4%	98.8%	97.6%	- 1.2%
Inventory of Homes for Sale	71	119	+ 67.6%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Townhouse-Condo	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	4	1	- 75.0%	11	13	+ 18.2%
Pending Sales	3	0	- 100.0%	11	11	0.0%
Closed Sales	2	1	- 50.0%	7	10	+ 42.9%
Days on Market Until Sale	2	52	+ 2,500.0%	15	12	- 20.0%
Median Sales Price*	\$209,750	\$190,000	- 9.4%	\$245,000	\$157,950	- 35.5%
Average Sales Price*	\$209,750	\$190,000	- 9.4%	\$227,929	\$162,450	- 28.7%
Percent of List Price Received*	102.3%	97.4%	- 4.8%	99.9%	100.3%	+ 0.4%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

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



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.