

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Mahaska County

### Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	22	18	- 18.2%	178	164	- 7.9%
Pending Sales	24	18	- 25.0%	179	152	- 15.1%
Closed Sales	21	10	- 52.4%	159	144	- 9.4%
Days on Market Until Sale	10	30	+ 200.0%	30	30	0.0%
Median Sales Price*	\$185,000	\$194,500	+ 5.1%	\$155,000	\$170,000	+ 9.7%
Average Sales Price*	\$219,314	\$251,201	+ 14.5%	\$168,450	\$191,163	+ 13.5%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	20	29	+ 45.0%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

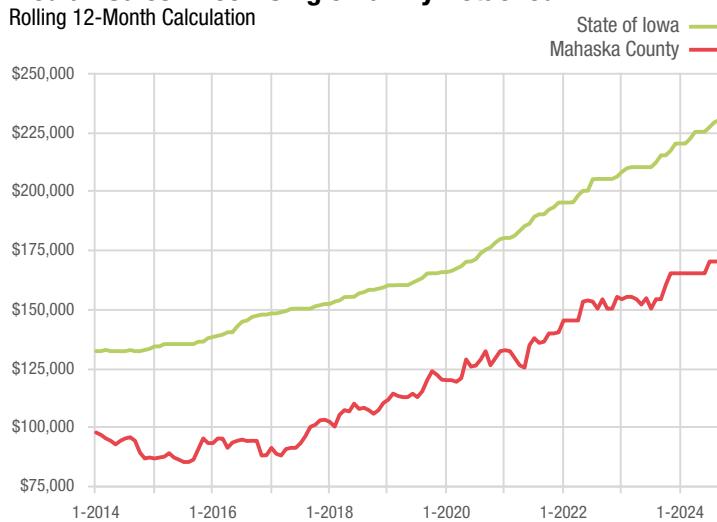
### Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

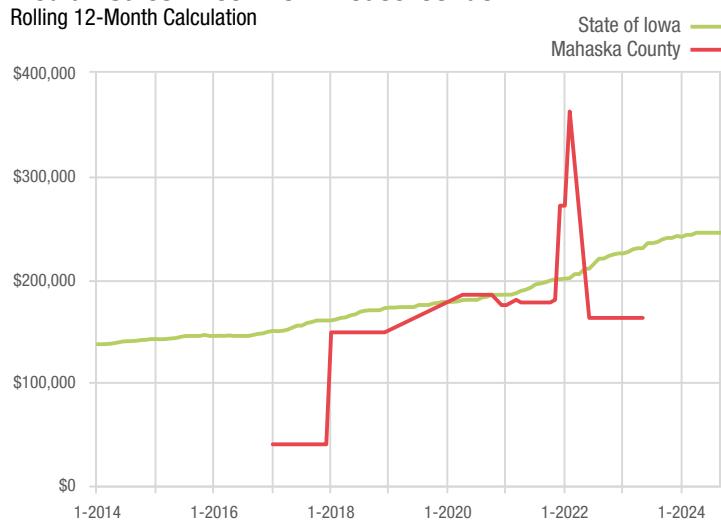
### Median Sales Price - Single-Family Detached

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.