

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Montgomery County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	7	5	- 28.6%	68	91	+ 33.8%
Pending Sales	5	9	+ 80.0%	67	69	+ 3.0%
Closed Sales	7	6	- 14.3%	68	65	- 4.4%
Days on Market Until Sale	18	39	+ 116.7%	40	45	+ 12.5%
Median Sales Price*	\$120,000	\$107,892	- 10.1%	\$131,200	\$123,000	- 6.3%
Average Sales Price*	\$144,143	\$112,714	- 21.8%	\$148,421	\$157,829	+ 6.3%
Percent of List Price Received*	94.2%	92.1%	- 2.2%	96.0%	93.8%	- 2.3%
Inventory of Homes for Sale	9	28	+ 211.1%	—	—	—
Months Supply of Inventory	1.1	4.1	+ 272.7%	—	—	—

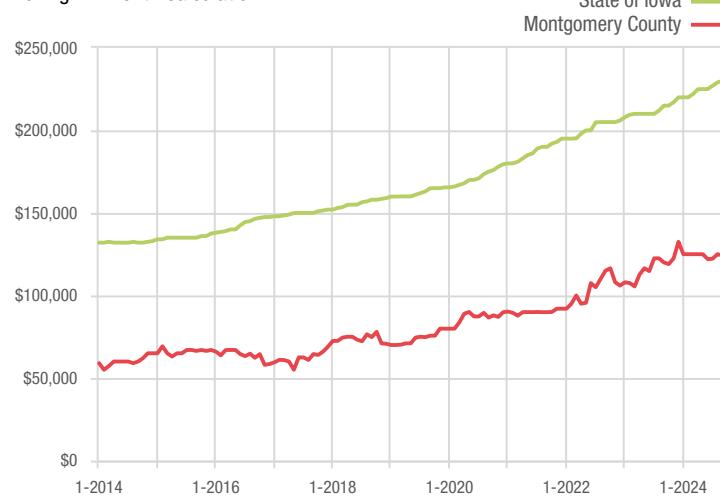
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

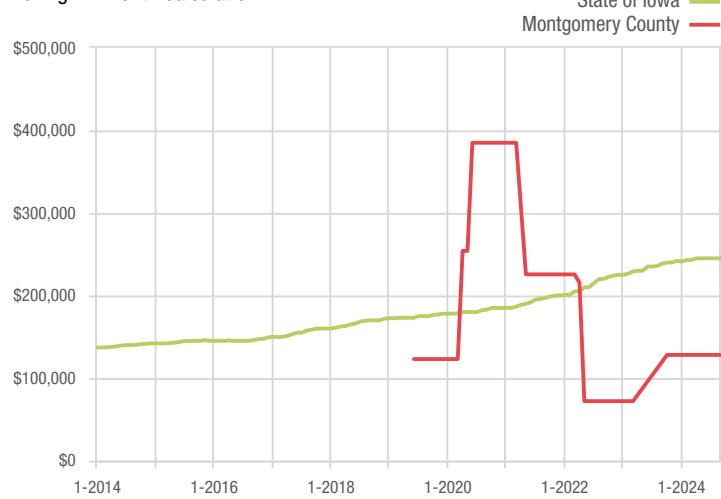
Median Sales Price - Single-Family Detached

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.