

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Muscatine County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	55	62	+ 12.7%	415	436	+ 5.1%
Pending Sales	37	42	+ 13.5%	347	334	- 3.7%
Closed Sales	8	12	+ 50.0%	68	56	- 17.6%
Days on Market Until Sale	23	33	+ 43.5%	51	43	- 15.7%
Median Sales Price*	\$163,000	\$202,500	+ 24.2%	\$198,950	\$210,000	+ 5.6%
Average Sales Price*	\$169,613	\$218,950	+ 29.1%	\$230,131	\$239,019	+ 3.9%
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.3%	97.1%	- 1.2%
Inventory of Homes for Sale	82	96	+ 17.1%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

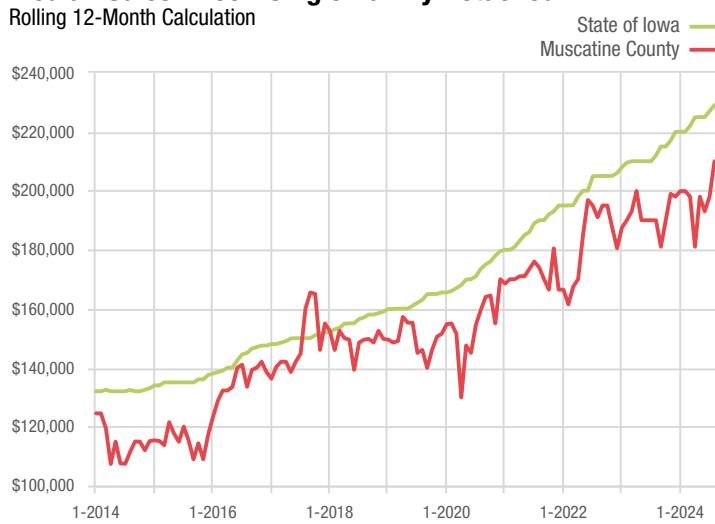
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	3	3	0.0%	20	16	- 20.0%
Pending Sales	4	1	- 75.0%	14	11	- 21.4%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Days on Market Until Sale	43	61	+ 41.9%	43	33	- 23.3%
Median Sales Price*	\$270,000	\$185,000	- 31.5%	\$267,500	\$185,000	- 30.8%
Average Sales Price*	\$270,000	\$185,000	- 31.5%	\$267,500	\$148,333	- 44.5%
Percent of List Price Received*	96.4%	94.9%	- 1.6%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

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

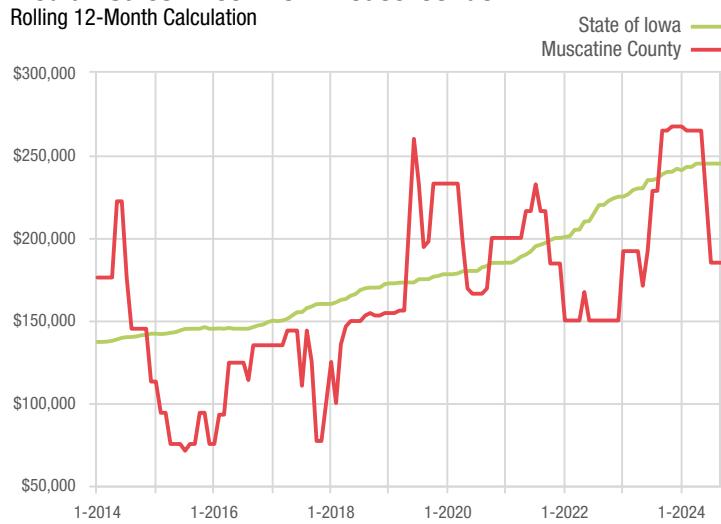
Median Sales Price - Single-Family Detached

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.