

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®

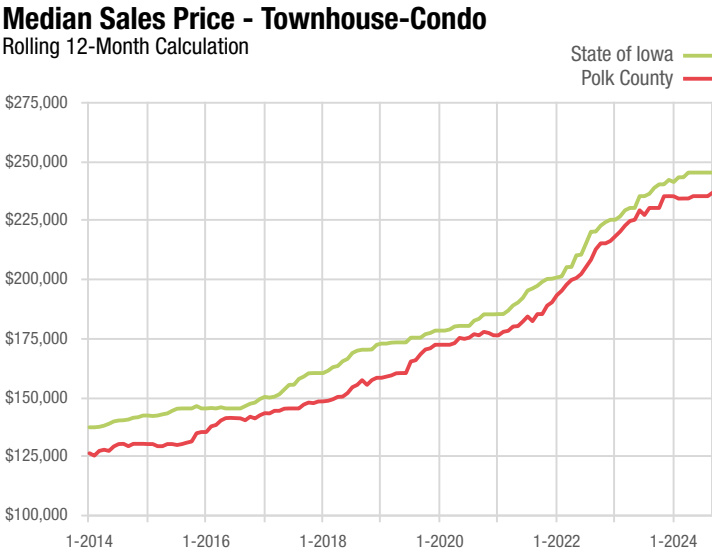
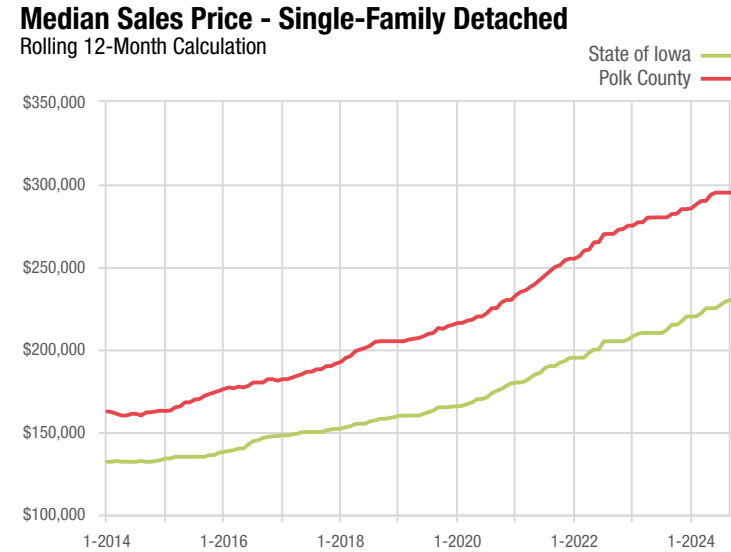


Polk County

Single-Family Detached	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	601	697	+ 16.0%	5,896	6,019	+ 2.1%
Pending Sales	411	521	+ 26.8%	5,032	4,880	- 3.0%
Closed Sales	508	475	- 6.5%	4,836	4,570	- 5.5%
Days on Market Until Sale	35	40	+ 14.3%	40	45	+ 12.5%
Median Sales Price*	\$297,700	\$299,950	+ 0.8%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$325,807	\$326,349	+ 0.2%	\$314,569	\$322,536	+ 2.5%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	1,331	1,471	+ 10.5%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

Townhouse-Condo	September			Year to Date		
Key Metrics	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	111	139	+ 25.2%	1,281	1,274	- 0.5%
Pending Sales	83	101	+ 21.7%	1,057	978	- 7.5%
Closed Sales	122	81	- 33.6%	1,038	912	- 12.1%
Days on Market Until Sale	61	81	+ 32.8%	54	65	+ 20.4%
Median Sales Price*	\$222,450	\$244,000	+ 9.7%	\$232,750	\$235,700	+ 1.3%
Average Sales Price*	\$253,077	\$282,193	+ 11.5%	\$246,885	\$254,090	+ 2.9%
Percent of List Price Received*	99.1%	98.3%	- 0.8%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	343	380	+ 10.8%	—	—	—
Months Supply of Inventory	3.1	3.8	+ 22.6%	—	—	—

* 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.