

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	119	124	+ 4.2%	955	1,032	+ 8.1%
Pending Sales	77	58	- 24.7%	799	775	- 3.0%
Closed Sales	93	90	- 3.2%	775	754	- 2.7%
Days on Market Until Sale	11	16	+ 45.5%	12	18	+ 50.0%
Median Sales Price*	\$219,500	\$210,000	- 4.3%	\$210,000	\$211,000	+ 0.5%
Average Sales Price*	\$264,037	\$237,576	- 10.0%	\$246,317	\$244,700	- 0.7%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	100.9%	99.1%	- 1.8%
Inventory of Homes for Sale	99	148	+ 49.5%	—	—	—
Months Supply of Inventory	1.2	1.8	+ 50.0%	—	—	—

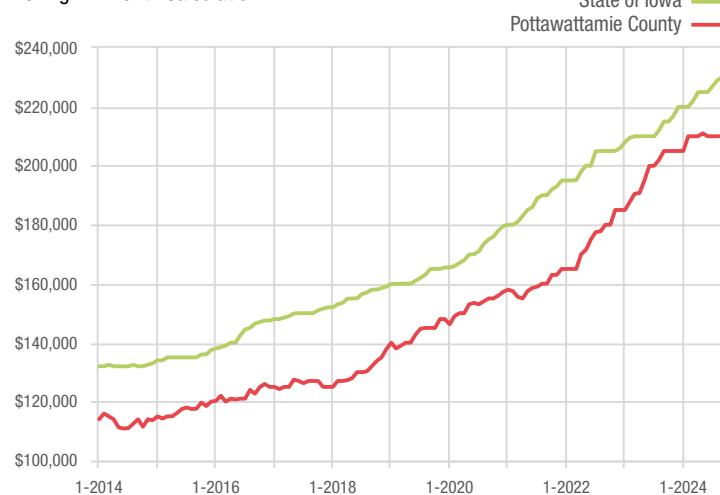
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	4	6	+ 50.0%	59	49	- 16.9%
Pending Sales	4	3	- 25.0%	52	40	- 23.1%
Closed Sales	3	4	+ 33.3%	47	39	- 17.0%
Days on Market Until Sale	5	10	+ 100.0%	16	13	- 18.8%
Median Sales Price*	\$325,000	\$280,000	- 13.8%	\$310,000	\$298,000	- 3.9%
Average Sales Price*	\$289,000	\$301,079	+ 4.2%	\$281,966	\$308,035	+ 9.2%
Percent of List Price Received*	99.2%	100.4%	+ 1.2%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

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

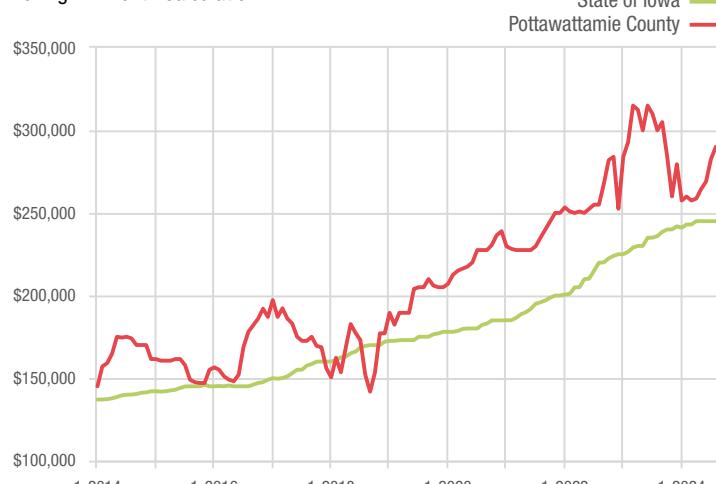
Median Sales Price - Single-Family Detached

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.