

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

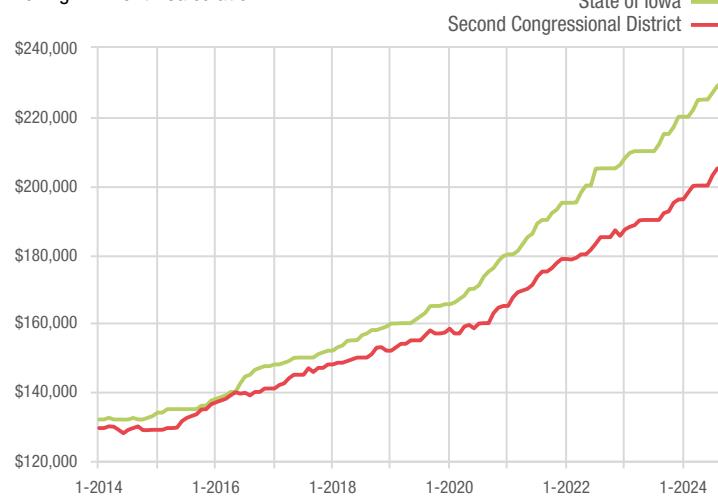
Single-Family Detached		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		850	972	+ 14.4%	7,600	8,393	+ 10.4%
Pending Sales		660	647	- 2.0%	6,473	6,398	- 1.2%
Closed Sales		664	634	- 4.5%	5,849	5,852	+ 0.1%
Days on Market Until Sale		30	36	+ 20.0%	38	40	+ 5.3%
Median Sales Price*		\$195,736	\$190,000	- 2.9%	\$199,900	\$210,000	+ 5.1%
Average Sales Price*		\$238,579	\$241,992	+ 1.4%	\$246,919	\$260,921	+ 5.7%
Percent of List Price Received*		97.7%	96.9%	- 0.8%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale		1,523	2,137	+ 40.3%	—	—	—
Months Supply of Inventory		2.3	3.2	+ 39.1%	—	—	—

Townhouse-Condo		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		132	138	+ 4.5%	1,417	1,339	- 5.5%
Pending Sales		108	110	+ 1.9%	1,097	991	- 9.7%
Closed Sales		123	92	- 25.2%	1,025	953	- 7.0%
Days on Market Until Sale		48	65	+ 35.4%	50	57	+ 14.0%
Median Sales Price*		\$261,500	\$259,945	- 0.6%	\$262,000	\$255,000	- 2.7%
Average Sales Price*		\$257,022	\$265,241	+ 3.2%	\$264,662	\$269,692	+ 1.9%
Percent of List Price Received*		98.7%	98.3%	- 0.4%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale		326	354	+ 8.6%	—	—	—
Months Supply of Inventory		3.0	3.5	+ 16.7%	—	—	—

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

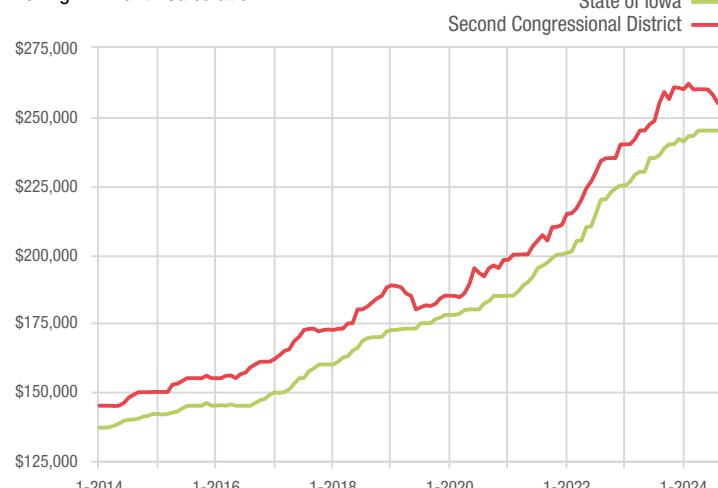
Median Sales Price - Single-Family Detached

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.