Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of REALTORS®

Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties
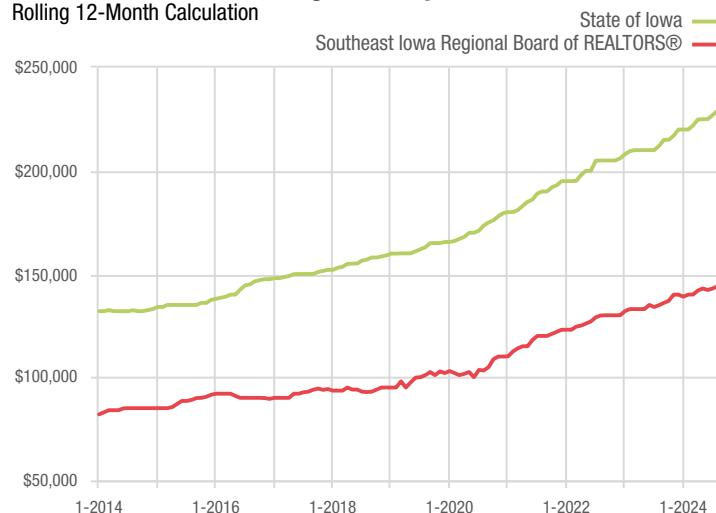
Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	204	**216**	+ 5.9%	1,802	**2,079**	+ 15.4%
Pending Sales	170	**134**	- 21.2%	1,746	**1,688**	- 3.3%
Closed Sales	195	**186**	- 4.6%	1,652	**1,655**	+ 0.2%
Days on Market Until Sale	38	**48**	+ 26.3%	47	**46**	- 2.1%
Median Sales Price*	$153,500	**$152,000**	- 1.0%	$140,000	**$143,550**	+ 2.5%
Average Sales Price*	$178,364	**$175,300**	- 1.7%	$165,073	**$172,900**	+ 4.7%
Percent of List Price Received*	95.5%	**94.6%**	- 0.9%	95.8%	**95.4%**	- 0.4%
Inventory of Homes for Sale	339	**648**	+ 91.2%	—	—	—
Months Supply of Inventory	1.9	**3.6**	+ 89.5%	—	—	—

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	**0**	- 100.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	56	—	—
Median Sales Price*	—	—	—	$132,500	—	—
Average Sales Price*	—	—	—	$132,500	—	—
Percent of List Price Received*	—	—	—	91.4%	—	—
Inventory of Homes for Sale	0	**0**	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

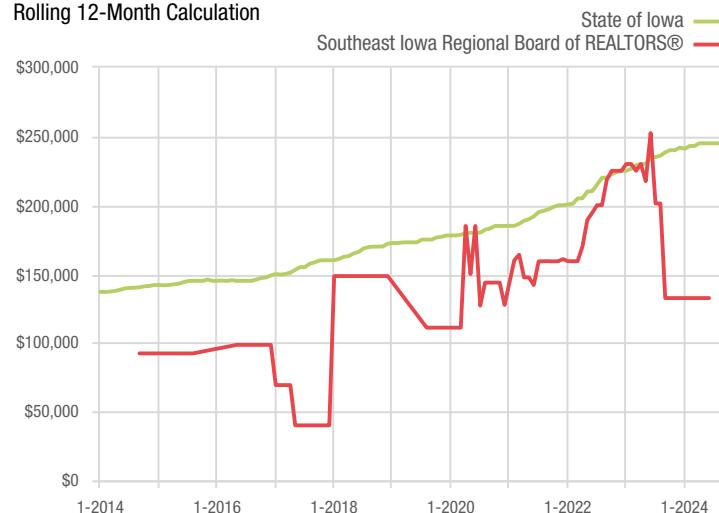* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Southeast Iowa Regional Board of REALTORS® —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Southeast Iowa Regional Board of REALTORS® —

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.