

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

Single-Family Detached		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		1,138	<b>1,306</b>	+ 14.8%	10,572	<b>11,294</b>	+ 6.8%
Pending Sales		756	<b>902</b>	+ 19.3%	8,935	<b>8,881</b>	- 0.6%
Closed Sales		954	<b>864</b>	- 9.4%	8,549	<b>8,313</b>	- 2.8%
Days on Market Until Sale		39	<b>45</b>	+ 15.4%	44	<b>49</b>	+ 11.4%
Median Sales Price*		\$299,150	<b>\$305,000</b>	+ 2.0%	\$289,900	<b>\$302,000</b>	+ 4.2%
Average Sales Price*		\$331,880	<b>\$337,477</b>	+ 1.7%	\$319,359	<b>\$331,371</b>	+ 3.8%
Percent of List Price Received*		99.1%	<b>98.7%</b>	- 0.4%	99.1%	<b>98.6%</b>	- 0.5%
Inventory of Homes for Sale		2,517	<b>3,023</b>	+ 20.1%	—	—	—
Months Supply of Inventory		2.7	<b>3.3</b>	+ 22.2%	—	—	—

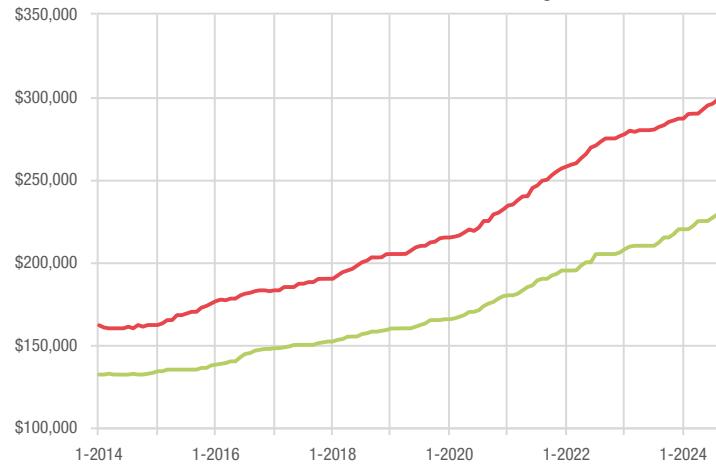
Townhouse-Condo		September			Year to Date		
Key Metrics		2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings		179	<b>246</b>	+ 37.4%	2,079	<b>2,076</b>	- 0.1%
Pending Sales		148	<b>169</b>	+ 14.2%	1,767	<b>1,590</b>	- 10.0%
Closed Sales		193	<b>137</b>	- 29.0%	1,698	<b>1,498</b>	- 11.8%
Days on Market Until Sale		63	<b>89</b>	+ 41.3%	57	<b>75</b>	+ 31.6%
Median Sales Price*		\$249,500	<b>\$248,000</b>	- 0.6%	\$244,995	<b>\$247,990</b>	+ 1.2%
Average Sales Price*		\$263,512	<b>\$275,525</b>	+ 4.6%	\$257,420	<b>\$262,561</b>	+ 2.0%
Percent of List Price Received*		99.0%	<b>98.6%</b>	- 0.4%	99.3%	<b>98.7%</b>	- 0.6%
Inventory of Homes for Sale		601	<b>675</b>	+ 12.3%	—	—	—
Months Supply of Inventory		3.3	<b>4.1</b>	+ 24.2%	—	—	—

\* 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

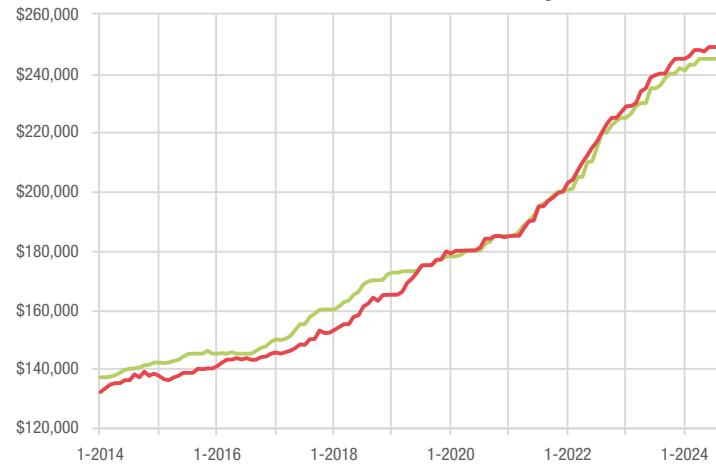
State of Iowa —  
Third Congressional District —



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

State of Iowa —  
Third Congressional District —



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.

Current as of October 15, 2024. All data from the multiple listing services in the state of Iowa. | Report © 2024 ShowingTime Plus, LLC.