

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	76	105	+ 38.2%	708	840	+ 18.6%
Pending Sales	48	79	+ 64.6%	598	683	+ 14.2%
Closed Sales	75	74	- 1.3%	576	630	+ 9.4%
Days on Market Until Sale	60	52	- 13.3%	64	62	- 3.1%
Median Sales Price*	\$329,900	\$351,690	+ 6.6%	\$318,000	\$322,900	+ 1.5%
Average Sales Price*	\$357,013	\$365,111	+ 2.3%	\$346,962	\$340,214	- 1.9%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	212	249	+ 17.5%	—	—	—
Months Supply of Inventory	3.5	3.5	0.0%	—	—	—

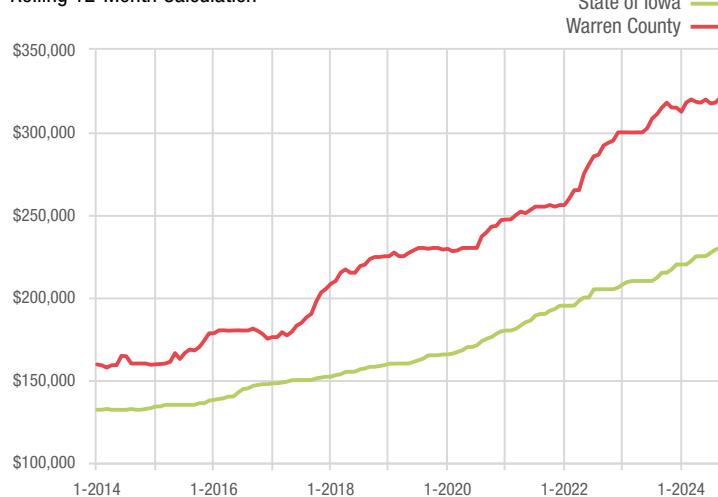
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	11	15	+ 36.4%	147	135	- 8.2%
Pending Sales	8	19	+ 137.5%	130	106	- 18.5%
Closed Sales	11	13	+ 18.2%	122	105	- 13.9%
Days on Market Until Sale	155	113	- 27.1%	109	150	+ 37.6%
Median Sales Price*	\$249,990	\$214,000	- 14.4%	\$240,500	\$244,990	+ 1.9%
Average Sales Price*	\$253,742	\$202,639	- 20.1%	\$245,746	\$248,825	+ 1.3%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	64	73	+ 14.1%	—	—	—
Months Supply of Inventory	4.8	6.6	+ 37.5%	—	—	—

* 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.