

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	28	25	- 10.7%	279	250	- 10.4%
Pending Sales	32	12	- 62.5%	201	177	- 11.9%
Closed Sales	28	11	- 60.7%	189	176	- 6.9%
Days on Market Until Sale	49	36	- 26.5%	51	52	+ 2.0%
Median Sales Price*	\$158,500	\$210,000	+ 32.5%	\$205,500	\$217,500	+ 5.8%
Average Sales Price*	\$227,828	\$198,536	- 12.9%	\$239,301	\$242,209	+ 1.2%
Percent of List Price Received*	97.7%	92.7%	- 5.1%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	89	65	- 27.0%	—	—	—
Months Supply of Inventory	4.3	3.1	- 27.9%	—	—	—

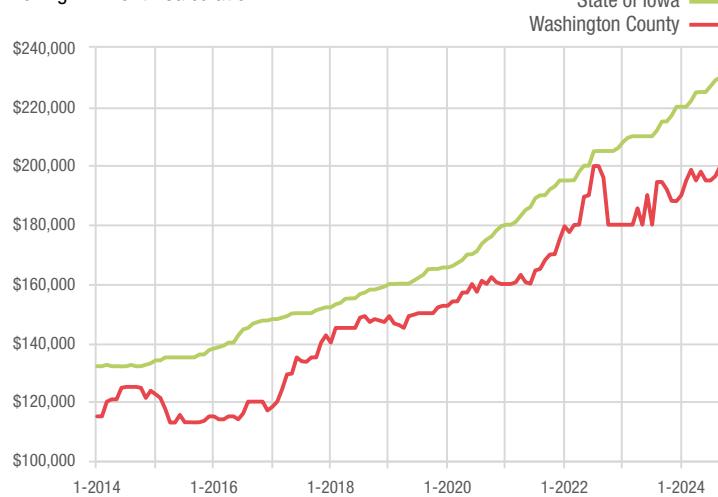
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	24	15	- 37.5%
Pending Sales	2	2	0.0%	18	13	- 27.8%
Closed Sales	4	2	- 50.0%	19	12	- 36.8%
Days on Market Until Sale	96	119	+ 24.0%	88	101	+ 14.8%
Median Sales Price*	\$287,450	\$234,450	- 18.4%	\$241,800	\$235,500	- 2.6%
Average Sales Price*	\$269,575	\$234,450	- 13.0%	\$240,313	\$244,183	+ 1.6%
Percent of List Price Received*	99.3%	99.3%	0.0%	98.2%	99.3%	+ 1.1%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	3.8	0.6	- 84.2%	—	—	—

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

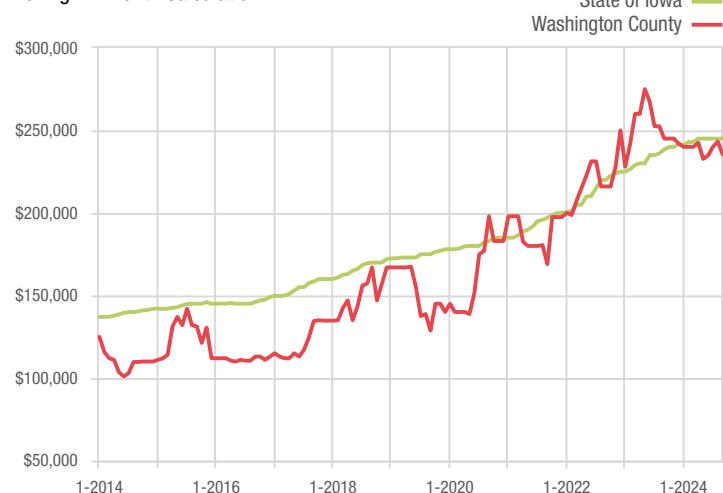
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.