

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

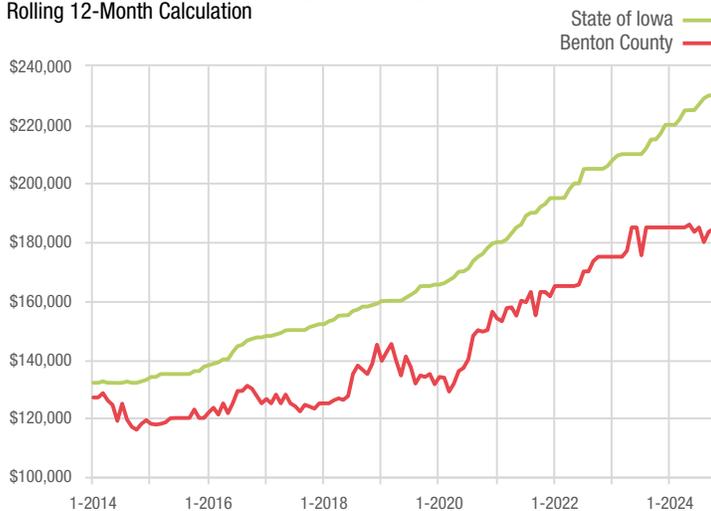
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	33	31	- 6.1%	300	337	+ 12.3%
Pending Sales	25	15	- 40.0%	249	252	+ 1.2%
Closed Sales	22	28	+ 27.3%	238	247	+ 3.8%
Days on Market Until Sale	32	40	+ 25.0%	41	41	0.0%
Median Sales Price*	\$165,950	\$190,000	+ 14.5%	\$186,000	\$183,250	- 1.5%
Average Sales Price*	\$178,436	\$207,189	+ 16.1%	\$221,717	\$216,638	- 2.3%
Percent of List Price Received*	94.1%	95.9%	+ 1.9%	96.9%	96.6%	- 0.3%
Inventory of Homes for Sale	56	78	+ 39.3%	—	—	—
Months Supply of Inventory	2.4	3.3	+ 37.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	3	+ 50.0%	16	22	+ 37.5%
Pending Sales	0	1	—	9	15	+ 66.7%
Closed Sales	1	1	0.0%	9	16	+ 77.8%
Days on Market Until Sale	188	30	- 84.0%	142	73	- 48.6%
Median Sales Price*	\$260,000	\$175,000	- 32.7%	\$245,000	\$257,500	+ 5.1%
Average Sales Price*	\$260,000	\$175,000	- 32.7%	\$218,311	\$235,219	+ 7.7%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	6.0	3.2	- 46.7%	—	—	—

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

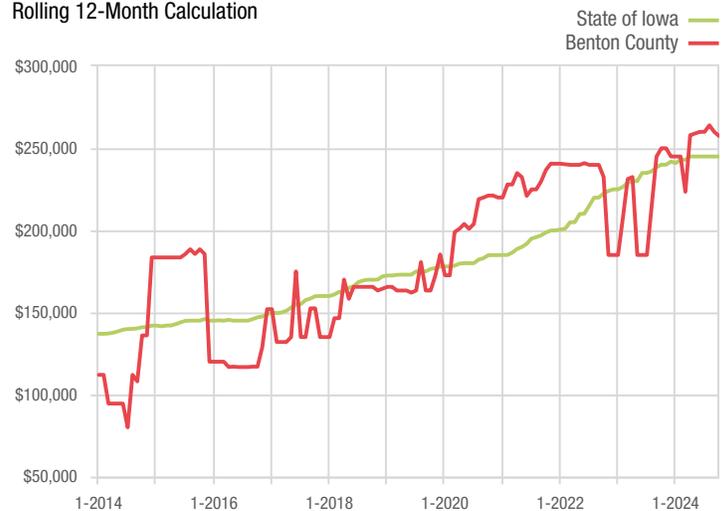
Median Sales Price - Single-Family Detached

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.