

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Buchanan County

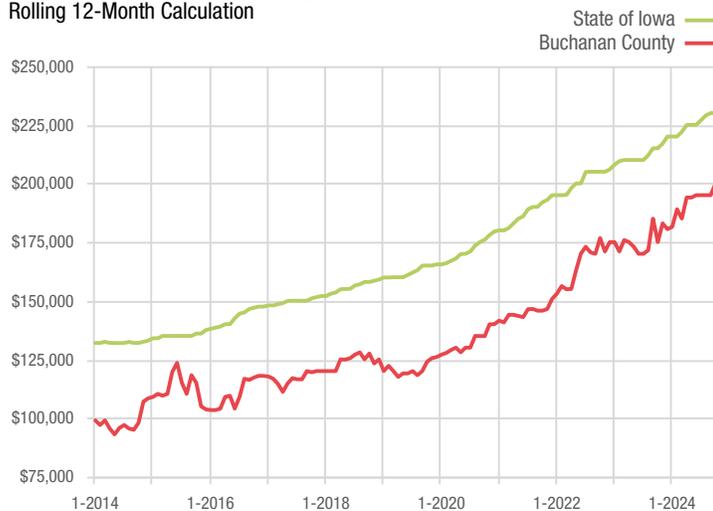
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	14	17	+ 21.4%	197	196	- 0.5%
Pending Sales	14	13	- 7.1%	185	146	- 21.1%
Closed Sales	18	15	- 16.7%	179	139	- 22.3%
Days on Market Until Sale	20	28	+ 40.0%	40	36	- 10.0%
Median Sales Price*	\$152,250	<b>\$239,000</b>	+ 57.0%	\$175,000	<b>\$199,900</b>	+ 14.2%
Average Sales Price*	\$169,247	<b>\$263,213</b>	+ 55.5%	\$202,509	<b>\$234,711</b>	+ 15.9%
Percent of List Price Received*	98.1%	<b>98.2%</b>	+ 0.1%	97.8%	<b>97.2%</b>	- 0.6%
Inventory of Homes for Sale	24	47	+ 95.8%	—	—	—
Months Supply of Inventory	1.4	3.6	+ 157.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	1	- 50.0%	7	9	+ 28.6%
Pending Sales	2	2	0.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	1	5	+ 400.0%
Days on Market Until Sale	—	—	—	11	42	+ 281.8%
Median Sales Price*	—	—	—	\$178,500	<b>\$202,000</b>	+ 13.2%
Average Sales Price*	—	—	—	\$178,500	<b>\$221,880</b>	+ 24.3%
Percent of List Price Received*	—	—	—	94.0%	<b>96.4%</b>	+ 2.6%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

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

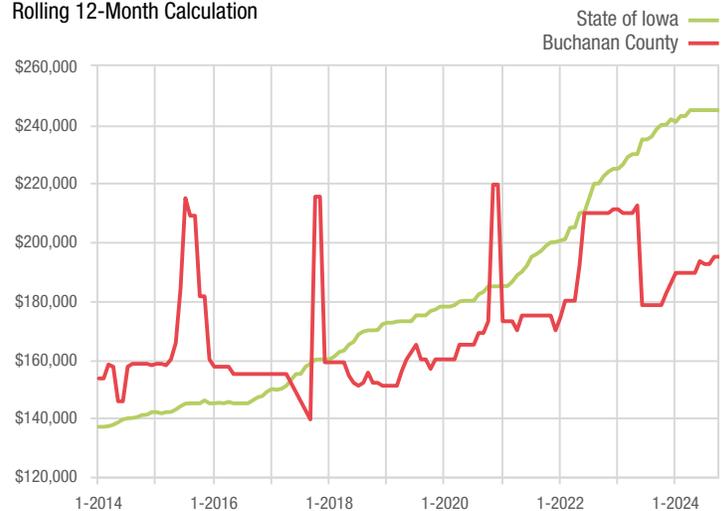
### Median Sales Price - Single-Family Detached

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.