

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cedar Rapids Area Association of REALTORS®

Includes Linn County

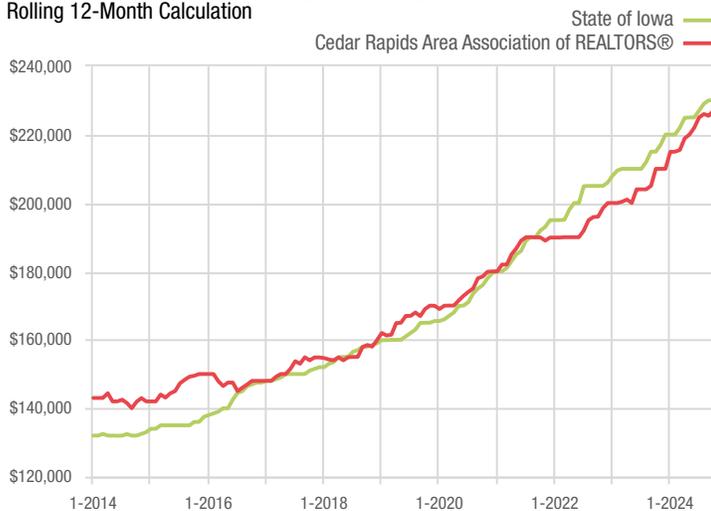
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	270	322	+ 19.3%	2,823	2,961	+ 4.9%
Pending Sales	216	246	+ 13.9%	2,302	2,313	+ 0.5%
Closed Sales	218	219	+ 0.5%	2,217	2,160	- 2.6%
Days on Market Until Sale	31	31	0.0%	27	31	+ 14.8%
Median Sales Price*	\$224,000	\$230,000	+ 2.7%	\$212,000	\$230,000	+ 8.5%
Average Sales Price*	\$278,554	\$276,899	- 0.6%	\$252,043	\$268,871	+ 6.7%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	416	509	+ 22.4%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	58	72	+ 24.1%	635	699	+ 10.1%
Pending Sales	35	51	+ 45.7%	491	520	+ 5.9%
Closed Sales	42	44	+ 4.8%	473	491	+ 3.8%
Days on Market Until Sale	12	51	+ 325.0%	39	51	+ 30.8%
Median Sales Price*	\$185,000	\$182,750	- 1.2%	\$185,500	\$205,000	+ 10.5%
Average Sales Price*	\$193,231	\$204,382	+ 5.8%	\$205,979	\$221,667	+ 7.6%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	154	170	+ 10.4%	—	—	—
Months Supply of Inventory	3.3	3.5	+ 6.1%	—	—	—

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

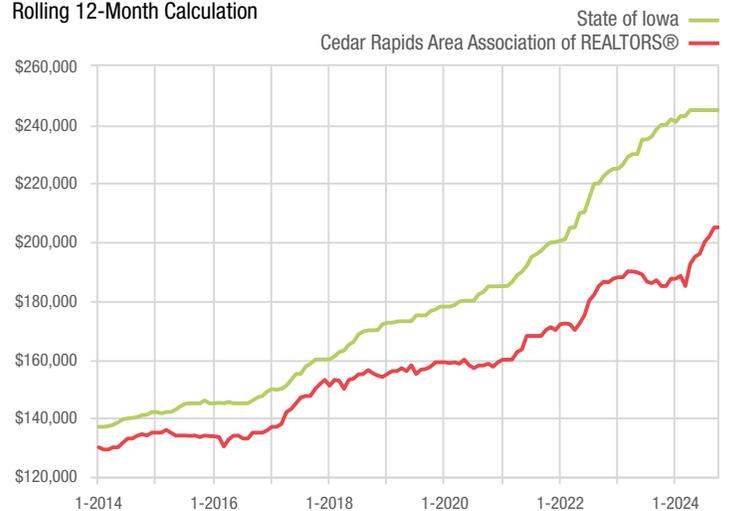
Median Sales Price - Single-Family Detached

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.