

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

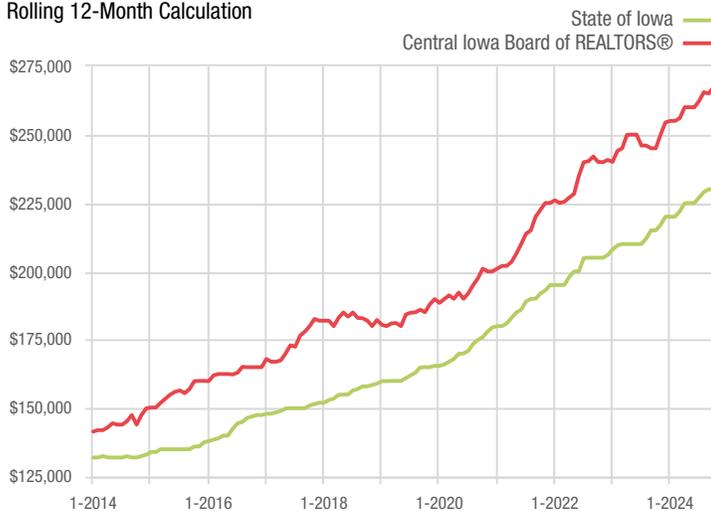
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	102	137	+ 34.3%	1,239	1,272	+ 2.7%
Pending Sales	100	96	- 4.0%	1,024	1,088	+ 6.3%
Closed Sales	90	108	+ 20.0%	956	1,030	+ 7.7%
Days on Market Until Sale	26	41	+ 57.7%	31	38	+ 22.6%
Median Sales Price*	\$211,500	\$266,500	+ 26.0%	\$250,000	\$269,900	+ 8.0%
Average Sales Price*	\$242,233	\$309,332	+ 27.7%	\$281,915	\$305,789	+ 8.5%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	230	233	+ 1.3%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	17	+ 41.7%	122	147	+ 20.5%
Pending Sales	12	15	+ 25.0%	108	121	+ 12.0%
Closed Sales	12	8	- 33.3%	99	109	+ 10.1%
Days on Market Until Sale	67	53	- 20.9%	52	49	- 5.8%
Median Sales Price*	\$277,500	\$171,000	- 38.4%	\$235,000	\$225,000	- 4.3%
Average Sales Price*	\$293,250	\$177,563	- 39.4%	\$237,743	\$233,370	- 1.8%
Percent of List Price Received*	97.2%	96.9%	- 0.3%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	25	38	+ 52.0%	—	—	—
Months Supply of Inventory	2.5	3.4	+ 36.0%	—	—	—

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

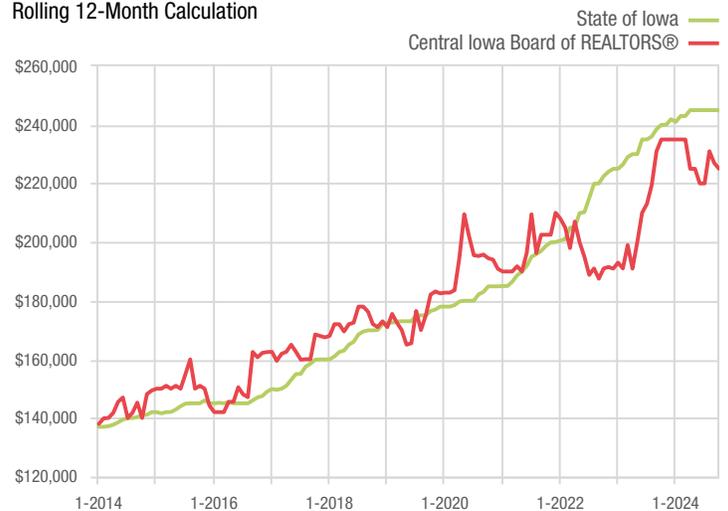
Median Sales Price - Single-Family Detached

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.