

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

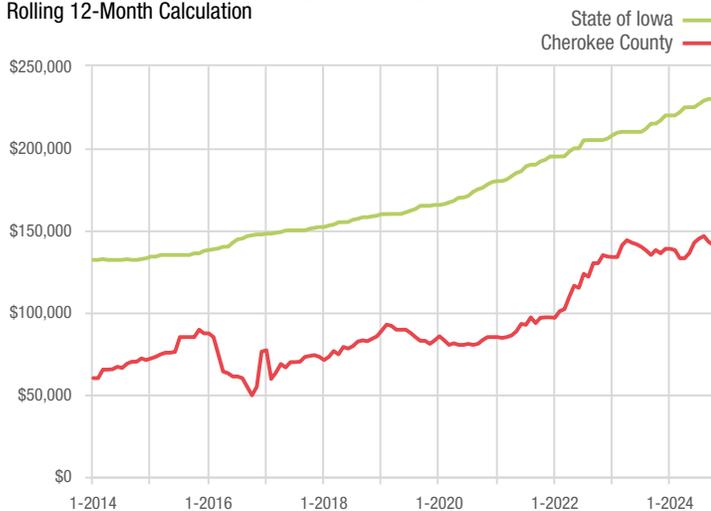
| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 10-2023 | Thru 10-2024 | % Change |
| New Listings | 8 | 15 | + 87.5% | 128 | 131 | + 2.3% |
| Pending Sales | 6 | 4 | - 33.3% | 111 | 107 | - 3.6% |
| Closed Sales | 13 | 12 | - 7.7% | 111 | 108 | - 2.7% |
| Days on Market Until Sale | 39 | 56 | + 43.6% | 42 | 48 | + 14.3% |
| Median Sales Price* | \$160,000 | \$157,125 | - 1.8% | \$139,950 | \$145,000 | + 3.6% |
| Average Sales Price* | \$157,076 | \$175,458 | + 11.7% | \$160,369 | \$151,273 | - 5.7% |
| Percent of List Price Received* | 97.3% | 91.6% | - 5.9% | 95.3% | 94.0% | - 1.4% |
| Inventory of Homes for Sale | 25 | 37 | + 48.0% | — | — | — |
| Months Supply of Inventory | 2.4 | 3.6 | + 50.0% | — | — | — |

| Townhouse-Condo | October | | | Year to Date | | |
|---------------------------------|---------|------|----------|--------------|------------------|----------|
| | 2023 | 2024 | % Change | Thru 10-2023 | Thru 10-2024 | % Change |
| New Listings | 1 | 2 | + 100.0% | 5 | 9 | + 80.0% |
| Pending Sales | 0 | 0 | 0.0% | 4 | 5 | + 25.0% |
| Closed Sales | 0 | 0 | 0.0% | 4 | 5 | + 25.0% |
| Days on Market Until Sale | — | — | — | 105 | 132 | + 25.7% |
| Median Sales Price* | — | — | — | \$153,750 | \$175,000 | + 13.8% |
| Average Sales Price* | — | — | — | \$151,875 | \$178,380 | + 17.5% |
| Percent of List Price Received* | — | — | — | 94.9% | 96.8% | + 2.0% |
| Inventory of Homes for Sale | 4 | 4 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.0 | 2.4 | + 20.0% | — | — | — |

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

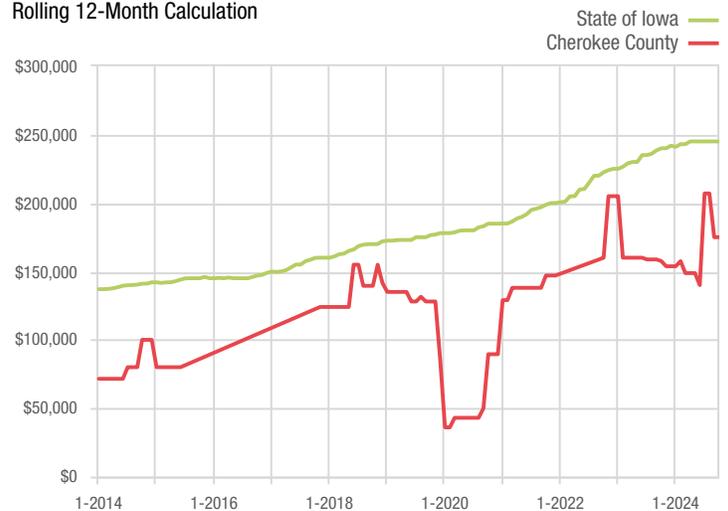
Median Sales Price - Single-Family Detached

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.