

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Delaware County

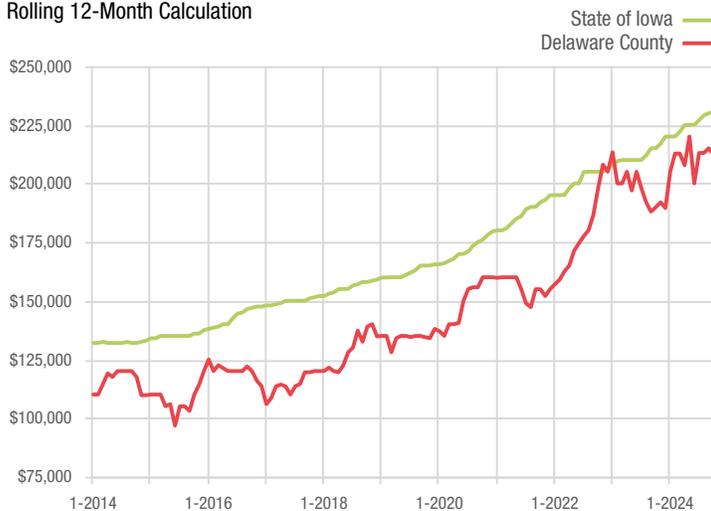
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	16	16	0.0%	157	184	+ 17.2%
Pending Sales	9	15	+ 66.7%	123	153	+ 24.4%
Closed Sales	12	18	+ 50.0%	124	151	+ 21.8%
Days on Market Until Sale	52	71	+ 36.5%	39	37	- 5.1%
Median Sales Price*	\$295,000	\$296,000	+ 0.3%	\$205,250	\$235,000	+ 14.5%
Average Sales Price*	\$308,000	\$349,139	+ 13.4%	\$262,833	\$282,168	+ 7.4%
Percent of List Price Received*	97.1%	94.6%	- 2.6%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	38	40	+ 5.3%	—	—	—
Months Supply of Inventory	3.2	2.8	- 12.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
Key Metrics						
New Listings	2	0	- 100.0%	11	7	- 36.4%
Pending Sales	1	0	- 100.0%	6	5	- 16.7%
Closed Sales	0	0	0.0%	5	5	0.0%
Days on Market Until Sale	—	—	—	108	117	+ 8.3%
Median Sales Price*	—	—	—	\$318,000	\$325,000	+ 2.2%
Average Sales Price*	—	—	—	\$299,000	\$336,320	+ 12.5%
Percent of List Price Received*	—	—	—	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	4.2	3.3	- 21.4%	—	—	—

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

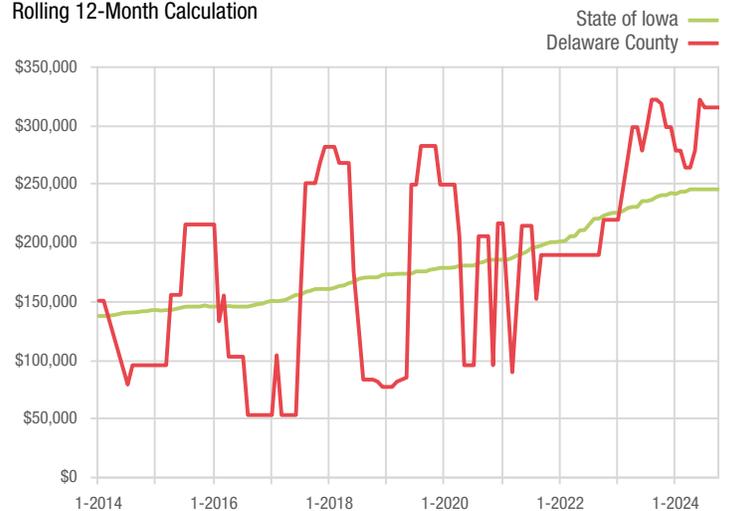
Median Sales Price - Single-Family Detached

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.