

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

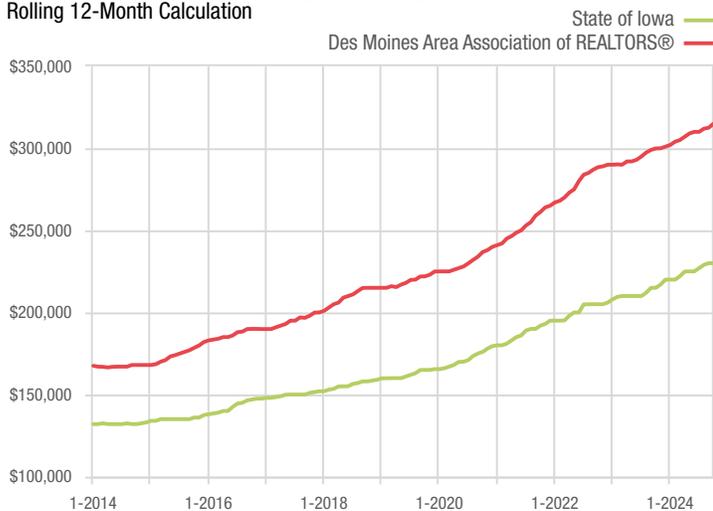
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	918	1,139	+ 24.1%	10,136	11,013	+ 8.7%
Pending Sales	685	817	+ 19.3%	8,507	8,591	+ 1.0%
Closed Sales	733	839	+ 14.5%	8,185	8,156	- 0.4%
Days on Market Until Sale	42	44	+ 4.8%	47	51	+ 8.5%
Median Sales Price*	\$300,000	\$317,000	+ 5.7%	\$302,000	\$316,562	+ 4.8%
Average Sales Price*	\$341,478	\$349,329	+ 2.3%	\$333,605	\$344,891	+ 3.4%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	2,343	2,840	+ 21.2%	—	—	—
Months Supply of Inventory	2.9	3.5	+ 20.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	213	267	+ 25.4%	2,194	2,284	+ 4.1%
Pending Sales	141	189	+ 34.0%	1,822	1,729	- 5.1%
Closed Sales	158	184	+ 16.5%	1,776	1,639	- 7.7%
Days on Market Until Sale	64	78	+ 21.9%	59	77	+ 30.5%
Median Sales Price*	\$250,930	\$246,245	- 1.9%	\$245,000	\$245,995	+ 0.4%
Average Sales Price*	\$266,104	\$264,804	- 0.5%	\$256,615	\$259,819	+ 1.2%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	619	686	+ 10.8%	—	—	—
Months Supply of Inventory	3.6	4.2	+ 16.7%	—	—	—

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

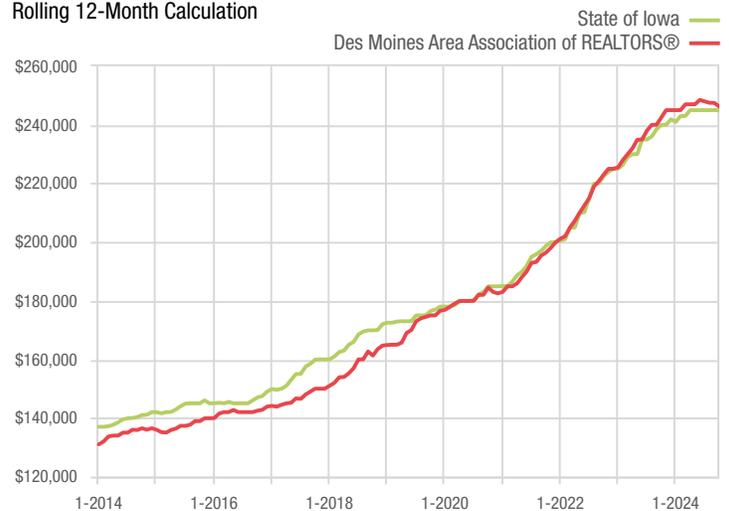
Median Sales Price - Single-Family Detached

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.