

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

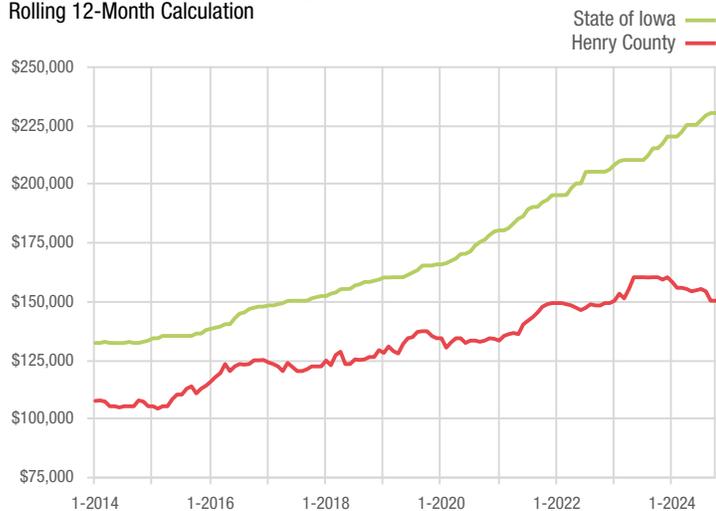
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	62	62	0.0%	550	620	+ 12.7%
Pending Sales	51	37	- 27.5%	509	485	- 4.7%
Closed Sales	68	40	- 41.2%	484	481	- 0.6%
Days on Market Until Sale	37	36	- 2.7%	31	33	+ 6.5%
Median Sales Price*	\$147,500	\$144,000	- 2.4%	\$160,000	\$150,000	- 6.3%
Average Sales Price*	\$185,028	\$159,018	- 14.1%	\$181,311	\$171,386	- 5.5%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	98.6%	97.7%	- 0.9%
Inventory of Homes for Sale	76	144	+ 89.5%	—	—	—
Months Supply of Inventory	1.6	3.1	+ 93.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	0	- 100.0%	13	13	0.0%
Pending Sales	0	0	0.0%	11	11	0.0%
Closed Sales	4	0	- 100.0%	11	10	- 9.1%
Days on Market Until Sale	10	—	—	13	12	- 7.7%
Median Sales Price*	\$168,000	—	—	\$213,000	\$157,950	- 25.8%
Average Sales Price*	\$166,000	—	—	\$205,409	\$162,450	- 20.9%
Percent of List Price Received*	99.6%	—	—	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

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

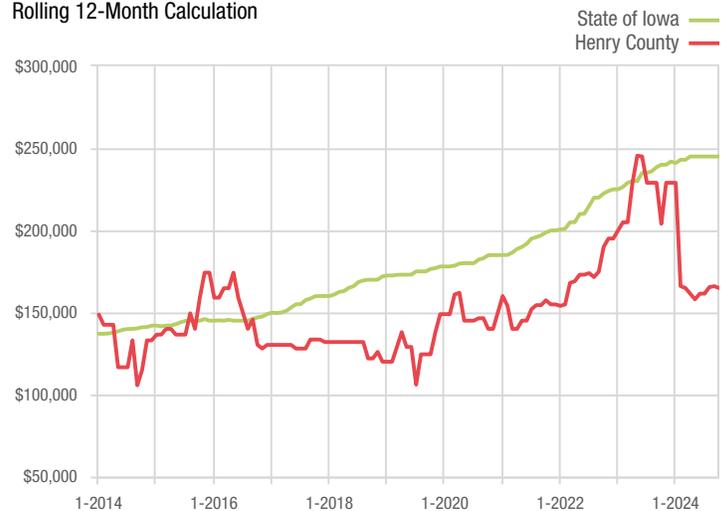
Median Sales Price - Single-Family Detached

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.