

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

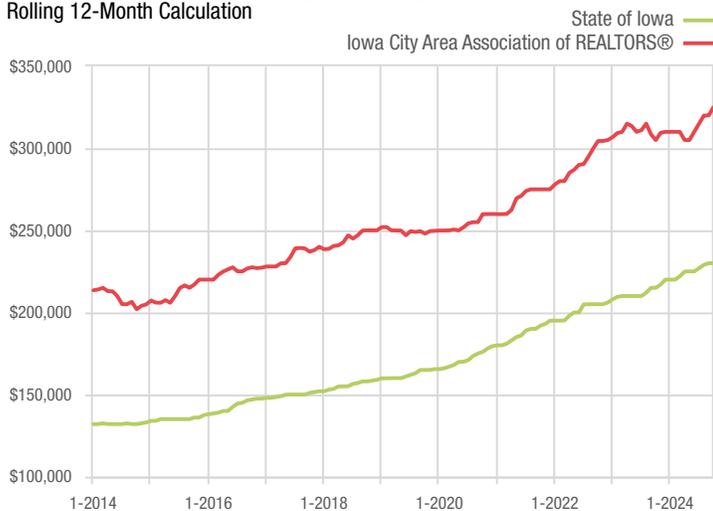
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	186	197	+ 5.9%	2,184	2,297	+ 5.2%
Pending Sales	144	142	- 1.4%	1,608	1,608	0.0%
Closed Sales	168	140	- 16.7%	1,539	1,553	+ 0.9%
Days on Market Until Sale	51	52	+ 2.0%	48	51	+ 6.3%
Median Sales Price*	\$293,115	\$352,500	+ 20.3%	\$318,000	\$332,945	+ 4.7%
Average Sales Price*	\$327,121	\$364,302	+ 11.4%	\$349,648	\$370,356	+ 5.9%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	477	521	+ 9.2%	—	—	—
Months Supply of Inventory	3.2	3.4	+ 6.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	60	81	+ 35.0%	1,135	1,086	- 4.3%
Pending Sales	57	61	+ 7.0%	870	787	- 9.5%
Closed Sales	67	80	+ 19.4%	847	765	- 9.7%
Days on Market Until Sale	58	84	+ 44.8%	55	65	+ 18.2%
Median Sales Price*	\$250,000	\$290,500	+ 16.2%	\$265,000	\$260,000	- 1.9%
Average Sales Price*	\$261,575	\$313,372	+ 19.8%	\$265,726	\$278,249	+ 4.7%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	230	276	+ 20.0%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

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

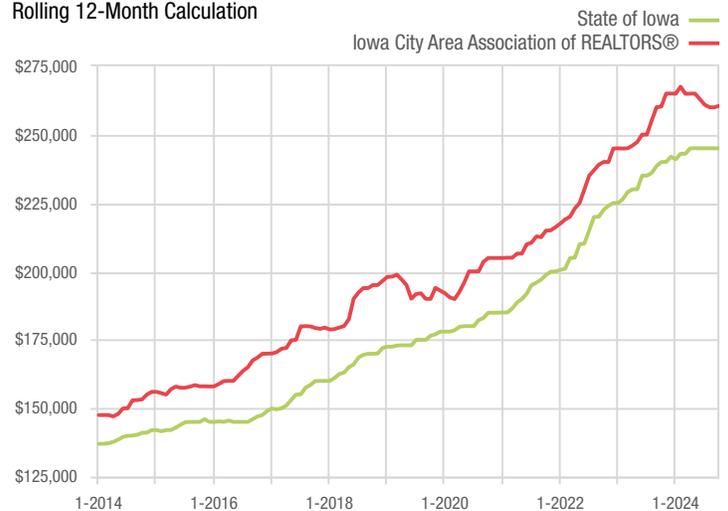
Median Sales Price - Single-Family Detached

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.