

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Iowa Great Lakes Board of REALTORS®

Includes Clay, Dickinson and Emmet Counties

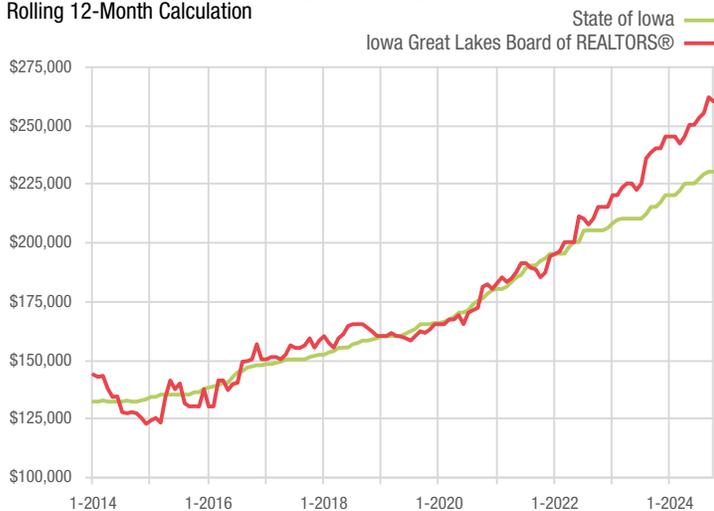
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	74	86	+ 16.2%	793	823	+ 3.8%
Pending Sales	58	49	- 15.5%	674	610	- 9.5%
Closed Sales	65	62	- 4.6%	643	618	- 3.9%
Days on Market Until Sale	69	95	+ 37.7%	78	91	+ 16.7%
Median Sales Price*	\$273,800	\$234,850	- 14.2%	\$245,000	\$266,500	+ 8.8%
Average Sales Price*	\$467,697	\$388,340	- 17.0%	\$369,463	\$400,029	+ 8.3%
Percent of List Price Received*	95.9%	94.8%	- 1.1%	97.4%	97.0%	- 0.4%
Inventory of Homes for Sale	178	230	+ 29.2%	—	—	—
Months Supply of Inventory	2.9	4.0	+ 37.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	16	15	- 6.3%	136	200	+ 47.1%
Pending Sales	13	6	- 53.8%	117	138	+ 17.9%
Closed Sales	19	24	+ 26.3%	114	122	+ 7.0%
Days on Market Until Sale	272	147	- 46.0%	158	174	+ 10.1%
Median Sales Price*	\$437,016	\$457,420	+ 4.7%	\$370,145	\$420,000	+ 13.5%
Average Sales Price*	\$440,895	\$436,460	- 1.0%	\$415,498	\$473,021	+ 13.8%
Percent of List Price Received*	99.4%	97.1%	- 2.3%	98.7%	97.8%	- 0.9%
Inventory of Homes for Sale	69	113	+ 63.8%	—	—	—
Months Supply of Inventory	6.5	8.9	+ 36.9%	—	—	—

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

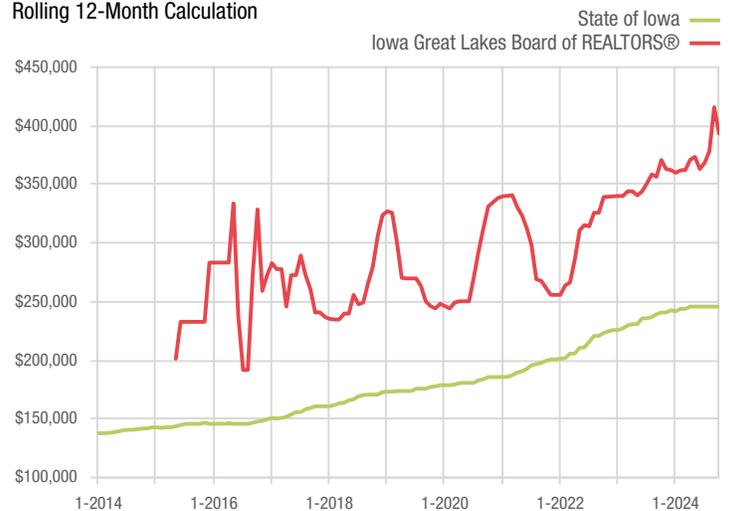
Median Sales Price - Single-Family Detached

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.