

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Lyon County

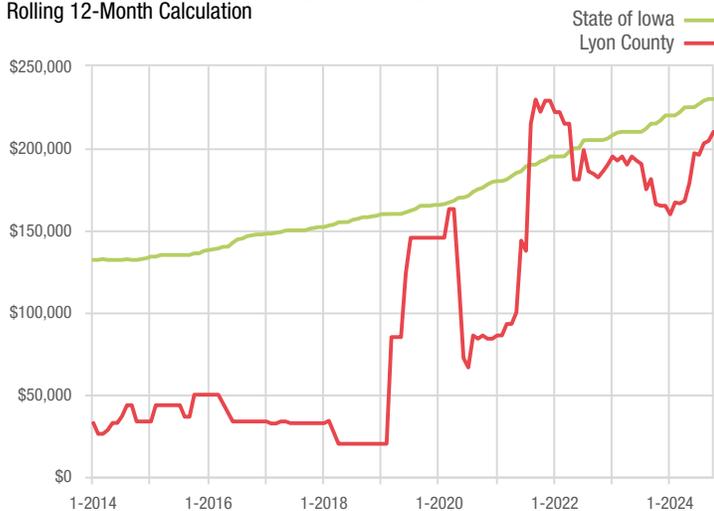
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	4	9	+ 125.0%	34	64	+ 88.2%
Pending Sales	1	8	+ 700.0%	25	44	+ 76.0%
Closed Sales	2	1	- 50.0%	25	37	+ 48.0%
Days on Market Until Sale	7	80	+ 1,042.9%	28	38	+ 35.7%
Median Sales Price*	\$140,250	<b>\$270,000</b>	+ 92.5%	\$164,000	<b>\$210,000</b>	+ 28.0%
Average Sales Price*	\$140,250	<b>\$270,000</b>	+ 92.5%	\$210,980	<b>\$236,995</b>	+ 12.3%
Percent of List Price Received*	101.9%	<b>90.6%</b>	- 11.1%	97.2%	<b>96.0%</b>	- 1.2%
Inventory of Homes for Sale	7	18	+ 157.1%	—	—	—
Months Supply of Inventory	2.4	4.5	+ 87.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	0	- 100.0%	3	3	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	1	—	2	3	+ 50.0%
Days on Market Until Sale	—	13	—	73	8	- 89.0%
Median Sales Price*	—	<b>\$376,000</b>	—	\$248,000	<b>\$263,000</b>	+ 6.0%
Average Sales Price*	—	<b>\$376,000</b>	—	\$248,000	<b>\$288,167</b>	+ 16.2%
Percent of List Price Received*	—	<b>99.1%</b>	—	98.0%	<b>99.8%</b>	+ 1.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

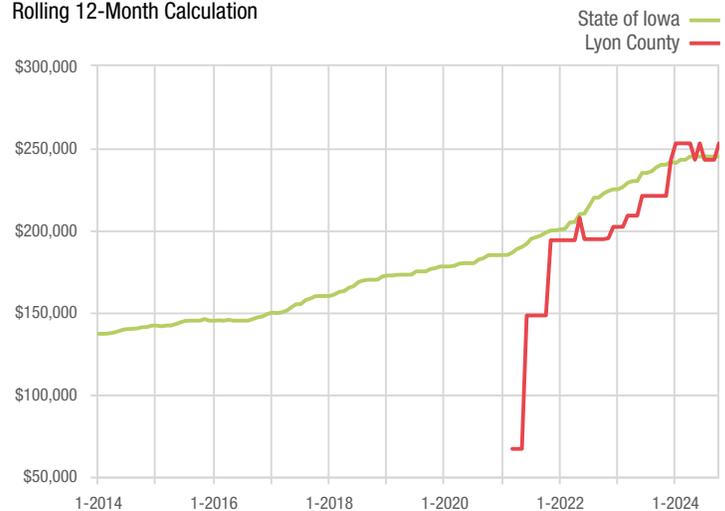
### Median Sales Price - Single-Family Detached

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.