

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

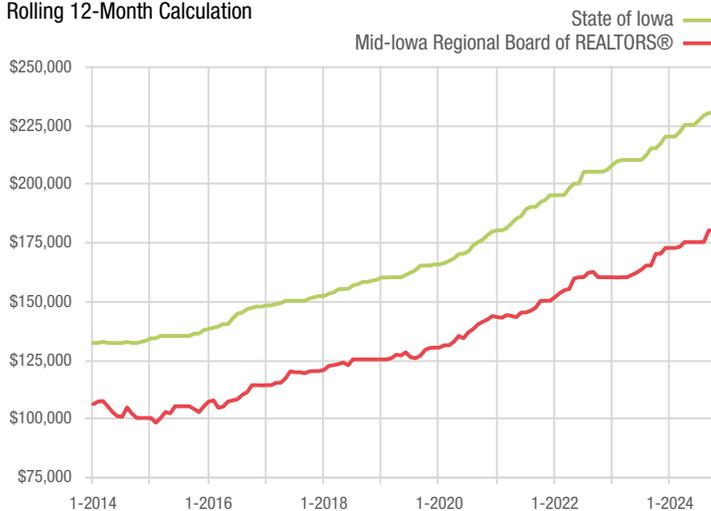
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	128	123	- 3.9%	1,244	1,330	+ 6.9%
Pending Sales	97	83	- 14.4%	1,091	1,063	- 2.6%
Closed Sales	109	133	+ 22.0%	1,038	1,026	- 1.2%
Days on Market Until Sale	27	49	+ 81.5%	37	41	+ 10.8%
Median Sales Price*	\$185,000	\$205,000	+ 10.8%	\$172,750	\$180,000	+ 4.2%
Average Sales Price*	\$194,694	\$224,776	+ 15.5%	\$202,467	\$217,487	+ 7.4%
Percent of List Price Received*	96.0%	96.6%	+ 0.6%	97.0%	96.8%	- 0.2%
Inventory of Homes for Sale	230	315	+ 37.0%	—	—	—
Months Supply of Inventory	2.2	3.1	+ 40.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	5	+ 66.7%	22	42	+ 90.9%
Pending Sales	1	3	+ 200.0%	17	26	+ 52.9%
Closed Sales	1	4	+ 300.0%	18	25	+ 38.9%
Days on Market Until Sale	188	21	- 88.8%	89	61	- 31.5%
Median Sales Price*	\$260,000	\$210,050	- 19.2%	\$211,500	\$220,000	+ 4.0%
Average Sales Price*	\$260,000	\$220,025	- 15.4%	\$201,517	\$224,124	+ 11.2%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	4.7	4.8	+ 2.1%	—	—	—

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

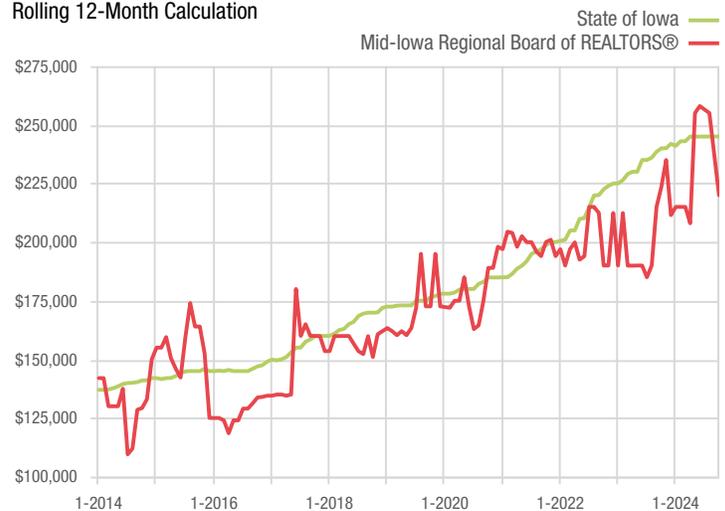
Median Sales Price - Single-Family Detached

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.