

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Montgomery County

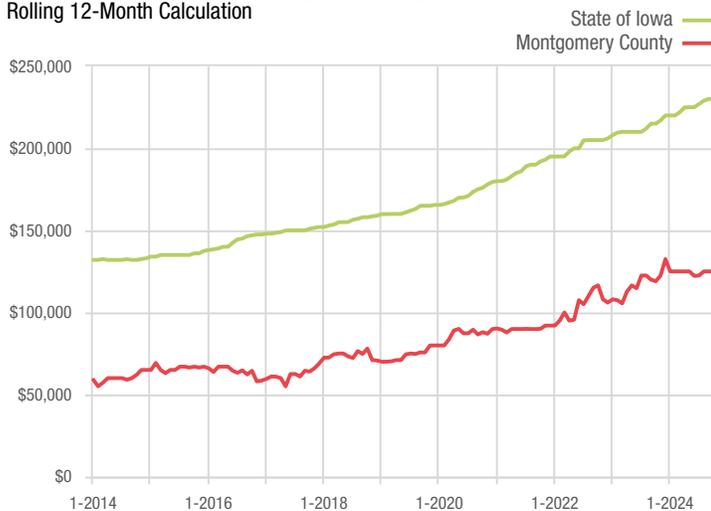
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	9	10	+ 11.1%	77	101	+ 31.2%
Pending Sales	5	8	+ 60.0%	72	78	+ 8.3%
Closed Sales	3	10	+ 233.3%	71	78	+ 9.9%
Days on Market Until Sale	12	53	+ 341.7%	39	45	+ 15.4%
Median Sales Price*	\$142,000	<b>\$128,500</b>	- 9.5%	\$132,500	<b>\$124,250</b>	- 6.2%
Average Sales Price*	\$130,667	<b>\$134,190</b>	+ 2.7%	\$147,670	<b>\$156,299</b>	+ 5.8%
Percent of List Price Received*	99.3%	<b>91.2%</b>	- 8.2%	96.1%	<b>93.6%</b>	- 2.6%
Inventory of Homes for Sale	11	28	+ 154.5%	—	—	—
Months Supply of Inventory	1.6	3.9	+ 143.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	30	—	—	30	—	—
Median Sales Price*	\$128,000	—	—	\$128,000	—	—
Average Sales Price*	\$128,000	—	—	\$128,000	—	—
Percent of List Price Received*	89.6%	—	—	89.6%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

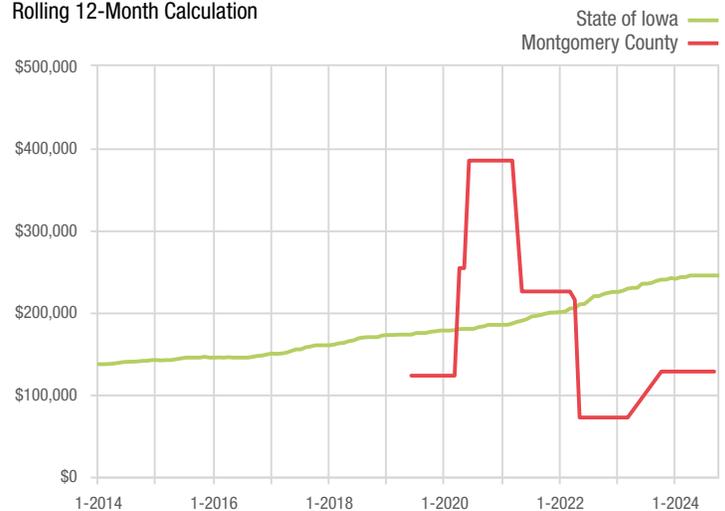
### Median Sales Price - Single-Family Detached

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.