

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## O'Brien County

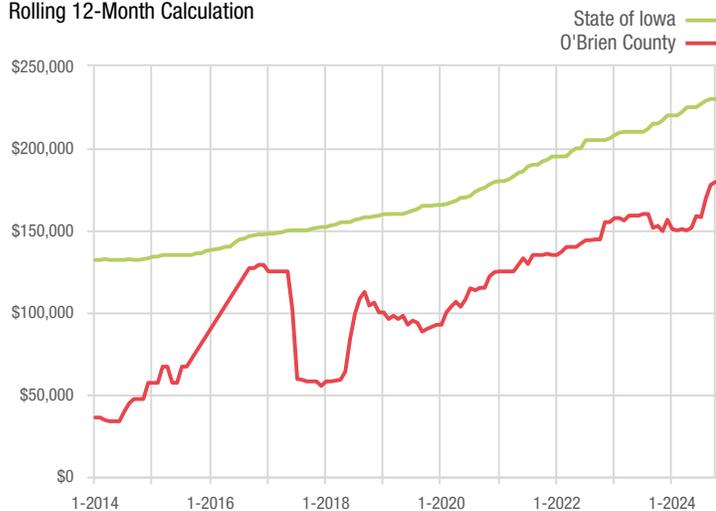
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	10	12	+ 20.0%	132	106	- 19.7%
Pending Sales	8	12	+ 50.0%	103	96	- 6.8%
Closed Sales	16	6	- 62.5%	100	82	- 18.0%
Days on Market Until Sale	34	98	+ 188.2%	45	79	+ 75.6%
Median Sales Price*	\$150,750	<b>\$154,500</b>	+ 2.5%	\$149,750	<b>\$177,000</b>	+ 18.2%
Average Sales Price*	\$204,094	<b>\$163,675</b>	- 19.8%	\$170,496	<b>\$196,292</b>	+ 15.1%
Percent of List Price Received*	94.8%	<b>88.7%</b>	- 6.4%	94.3%	<b>93.9%</b>	- 0.4%
Inventory of Homes for Sale	37	25	- 32.4%	—	—	—
Months Supply of Inventory	4.0	2.6	- 35.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	6	26	+ 333.3%
Pending Sales	0	1	—	1	9	+ 800.0%
Closed Sales	0	3	—	1	7	+ 600.0%
Days on Market Until Sale	—	12	—	22	46	+ 109.1%
Median Sales Price*	—	<b>\$310,000</b>	—	\$180,500	<b>\$205,000</b>	+ 13.6%
Average Sales Price*	—	<b>\$281,167</b>	—	\$180,500	<b>\$228,429</b>	+ 26.6%
Percent of List Price Received*	—	<b>95.1%</b>	—	92.6%	<b>97.0%</b>	+ 4.8%
Inventory of Homes for Sale	6	19	+ 216.7%	—	—	—
Months Supply of Inventory	6.0	12.7	+ 111.7%	—	—	—

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

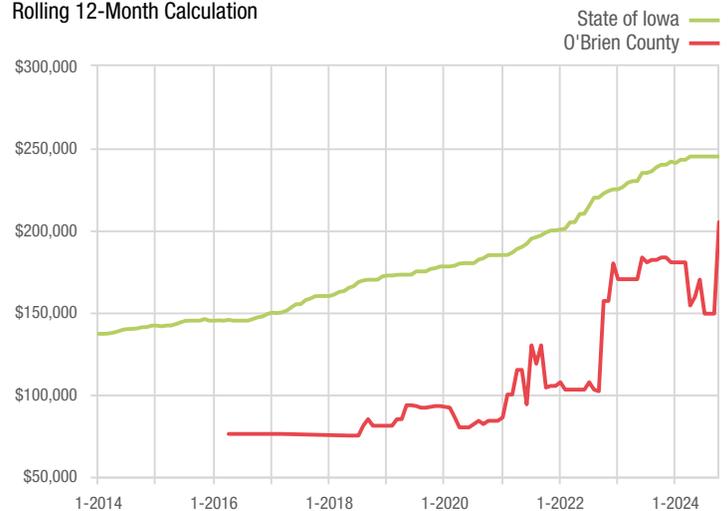
### Median Sales Price - Single-Family Detached

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.