

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Polk County

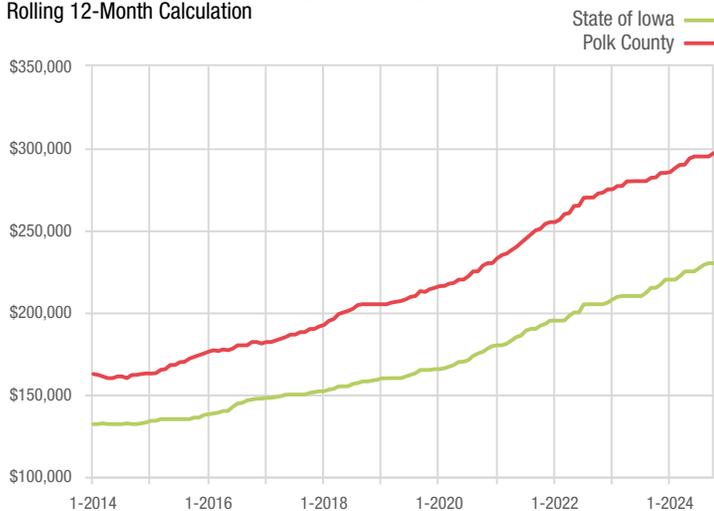
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	562	<b>754</b>	+ 34.2%	6,458	<b>6,768</b>	+ 4.8%
Pending Sales	454	<b>495</b>	+ 9.0%	5,486	<b>5,358</b>	- 2.3%
Closed Sales	455	<b>531</b>	+ 16.7%	5,291	<b>5,112</b>	- 3.4%
Days on Market Until Sale	32	<b>36</b>	+ 12.5%	39	<b>44</b>	+ 12.8%
Median Sales Price*	\$280,000	<b>\$299,900</b>	+ 7.1%	\$285,000	<b>\$300,000</b>	+ 5.3%
Average Sales Price*	\$314,796	<b>\$318,491</b>	+ 1.2%	\$314,589	<b>\$322,027</b>	+ 2.4%
Percent of List Price Received*	98.9%	<b>98.3%</b>	- 0.6%	99.4%	<b>98.9%</b>	- 0.5%
Inventory of Homes for Sale	1,317	<b>1,570</b>	+ 19.2%	—	—	—
Months Supply of Inventory	2.5	<b>3.1</b>	+ 24.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	131	<b>154</b>	+ 17.6%	1,412	<b>1,431</b>	+ 1.3%
Pending Sales	89	<b>114</b>	+ 28.1%	1,146	<b>1,086</b>	- 5.2%
Closed Sales	104	<b>108</b>	+ 3.8%	1,142	<b>1,019</b>	- 10.8%
Days on Market Until Sale	58	<b>72</b>	+ 24.1%	54	<b>66</b>	+ 22.2%
Median Sales Price*	\$241,000	<b>\$243,950</b>	+ 1.2%	\$235,000	<b>\$237,250</b>	+ 1.0%
Average Sales Price*	\$259,814	<b>\$256,559</b>	- 1.3%	\$248,063	<b>\$253,960</b>	+ 2.4%
Percent of List Price Received*	98.7%	<b>98.1%</b>	- 0.6%	99.1%	<b>98.6%</b>	- 0.5%
Inventory of Homes for Sale	363	<b>393</b>	+ 8.3%	—	—	—
Months Supply of Inventory	3.3	<b>3.8</b>	+ 15.2%	—	—	—

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

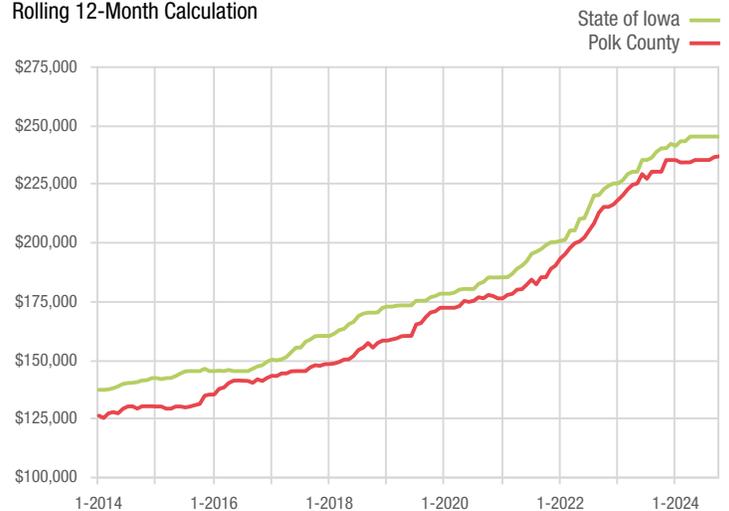
### Median Sales Price - Single-Family Detached

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.