

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

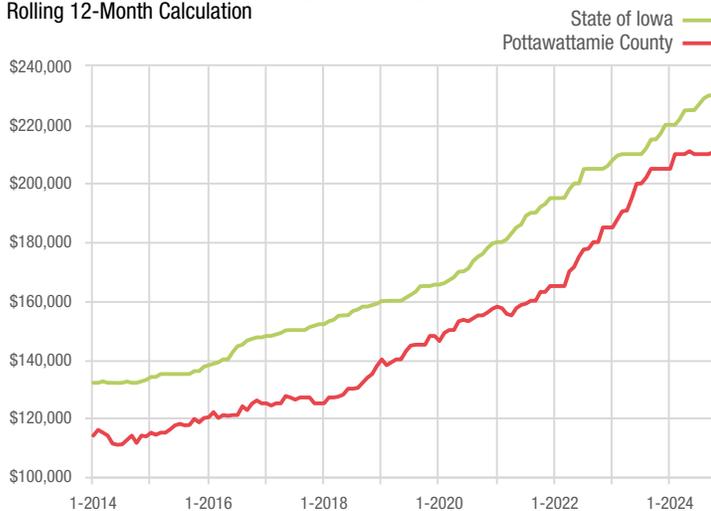
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	118	145	+ 22.9%	1,073	1,178	+ 9.8%
Pending Sales	71	68	- 4.2%	870	866	- 0.5%
Closed Sales	90	81	- 10.0%	865	841	- 2.8%
Days on Market Until Sale	13	15	+ 15.4%	12	18	+ 50.0%
Median Sales Price*	\$199,950	\$225,000	+ 12.5%	\$207,000	\$215,000	+ 3.9%
Average Sales Price*	\$237,664	\$278,636	+ 17.2%	\$245,414	\$247,835	+ 1.0%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	100.8%	99.0%	- 1.8%
Inventory of Homes for Sale	121	171	+ 41.3%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	13	+ 8.3%	71	62	- 12.7%
Pending Sales	6	6	0.0%	58	46	- 20.7%
Closed Sales	4	5	+ 25.0%	51	44	- 13.7%
Days on Market Until Sale	14	44	+ 214.3%	16	16	0.0%
Median Sales Price*	\$264,500	\$310,000	+ 17.2%	\$300,000	\$299,000	- 0.3%
Average Sales Price*	\$295,375	\$277,000	- 6.2%	\$283,017	\$304,508	+ 7.6%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	99.9%	100.1%	+ 0.2%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.8	3.7	+ 105.6%	—	—	—

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

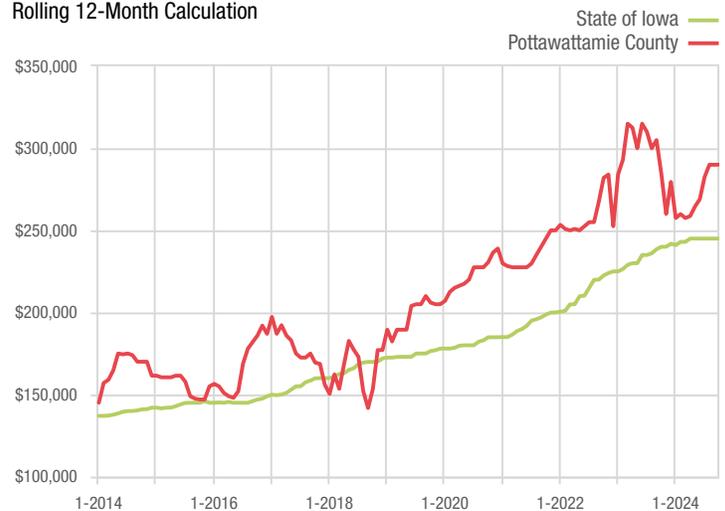
Median Sales Price - Single-Family Detached

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.