Local Market Update – October 2024
A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS®**

Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties
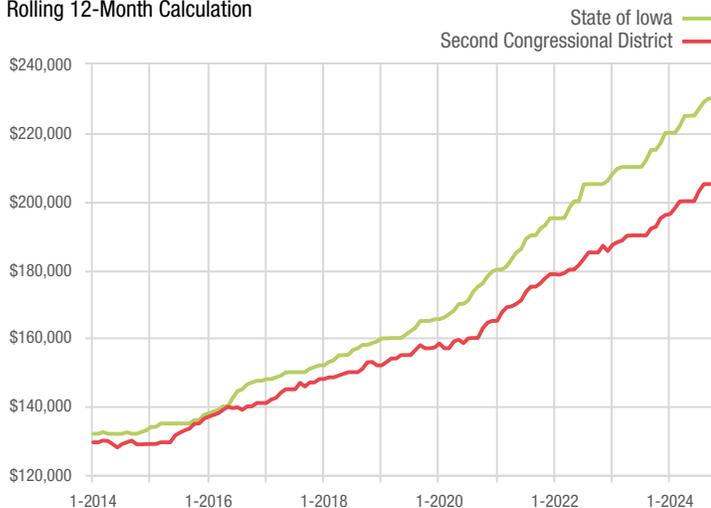
Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	830	932	+ 12.3%	8,429	9,332	+ 10.7%
Pending Sales	666	709	+ 6.5%	7,139	7,147	+ 0.1%
Closed Sales	653	684	+ 4.7%	6,502	6,553	+ 0.8%
Days on Market Until Sale	37	40	+ 8.1%	38	40	+ 5.3%
Median Sales Price*	$192,900	$205,000	+ 6.3%	$199,900	$210,000	+ 5.1%
Average Sales Price*	$243,991	$252,642	+ 3.5%	$246,624	$259,837	+ 5.4%
Percent of List Price Received*	97.3%	96.3%	- 1.0%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	1,569	2,132	+ 35.9%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	101	124	+ 22.8%	1,517	1,468	- 3.2%
Pending Sales	78	90	+ 15.4%	1,175	1,089	- 7.3%
Closed Sales	99	105	+ 6.1%	1,124	1,062	- 5.5%
Days on Market Until Sale	49	71	+ 44.9%	50	58	+ 16.0%
Median Sales Price*	$235,000	$274,000	+ 16.6%	$260,000	$257,884	- 0.8%
Average Sales Price*	$249,326	$301,014	+ 20.7%	$263,312	$272,646	+ 3.5%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	317	356	+ 12.3%	—	—	—
Months Supply of Inventory	2.9	3.5	+ 20.7%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
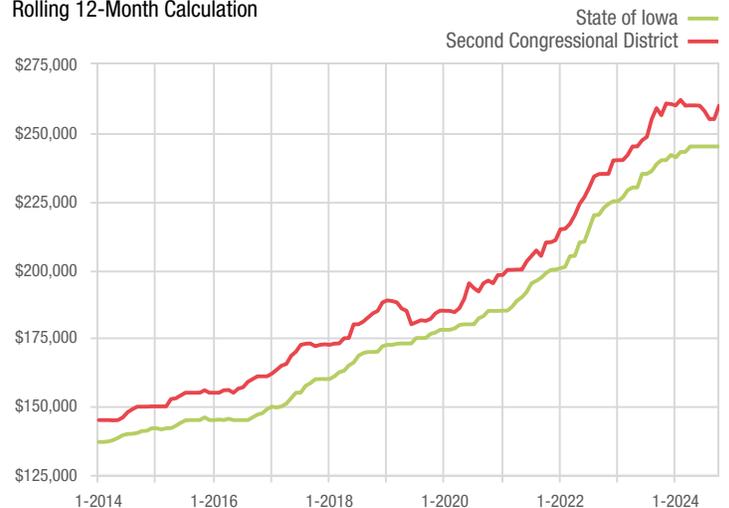
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Second Congressional District

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.