

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

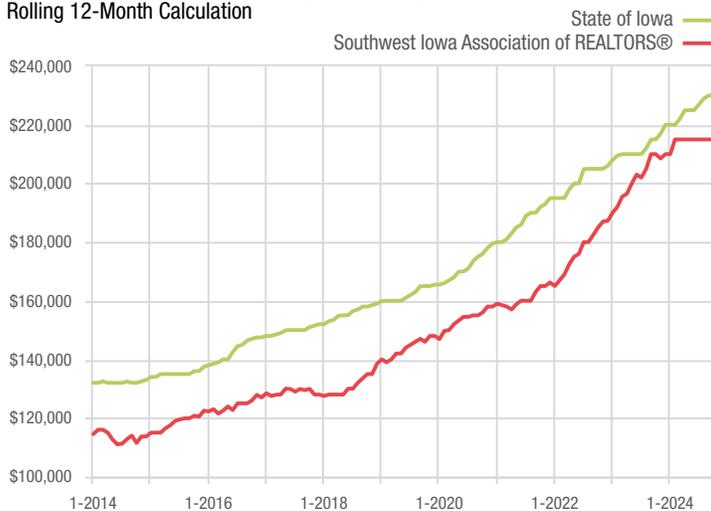
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	135	<b>156</b>	+ 15.6%	1,215	<b>1,303</b>	+ 7.2%
Pending Sales	82	<b>76</b>	- 7.3%	964	<b>953</b>	- 1.1%
Closed Sales	106	<b>95</b>	- 10.4%	954	<b>930</b>	- 2.5%
Days on Market Until Sale	15	<b>18</b>	+ 20.0%	13	<b>19</b>	+ 46.2%
Median Sales Price*	\$202,000	<b>\$237,500</b>	+ 17.6%	\$214,250	<b>\$220,000</b>	+ 2.7%
Average Sales Price*	\$242,817	<b>\$292,358</b>	+ 20.4%	\$250,043	<b>\$255,356</b>	+ 2.1%
Percent of List Price Received*	99.5%	<b>98.6%</b>	- 0.9%	100.5%	<b>98.9%</b>	- 1.6%
Inventory of Homes for Sale	144	<b>190</b>	+ 31.9%	—	—	—
Months Supply of Inventory	1.5	<b>2.1</b>	+ 40.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	12	<b>13</b>	+ 8.3%	79	<b>67</b>	- 15.2%
Pending Sales	7	<b>6</b>	- 14.3%	62	<b>48</b>	- 22.6%
Closed Sales	6	<b>5</b>	- 16.7%	54	<b>48</b>	- 11.1%
Days on Market Until Sale	11	<b>44</b>	+ 300.0%	15	<b>19</b>	+ 26.7%
Median Sales Price*	\$257,500	<b>\$310,000</b>	+ 20.4%	\$284,500	<b>\$310,000</b>	+ 9.0%
Average Sales Price*	\$273,083	<b>\$277,000</b>	+ 1.4%	\$282,237	<b>\$319,591</b>	+ 13.2%
Percent of List Price Received*	100.9%	<b>98.4%</b>	- 2.5%	100.0%	<b>100.1%</b>	+ 0.1%
Inventory of Homes for Sale	13	<b>17</b>	+ 30.8%	—	—	—
Months Supply of Inventory	2.2	<b>3.7</b>	+ 68.2%	—	—	—

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

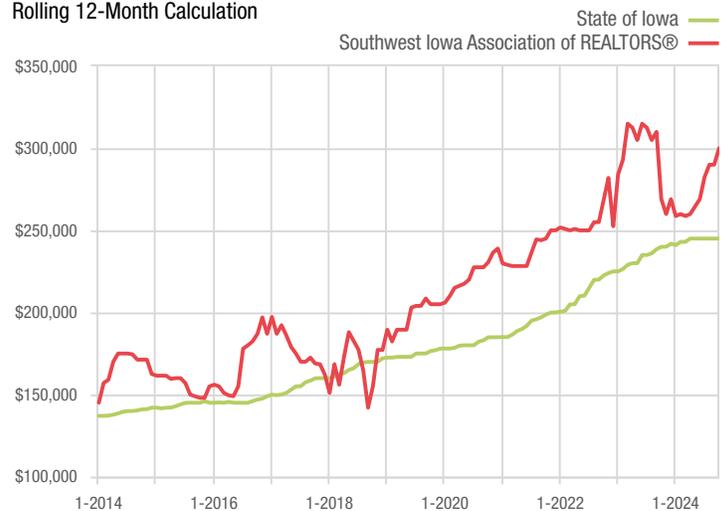
### Median Sales Price - Single-Family Detached

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.