

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and Warren Counties

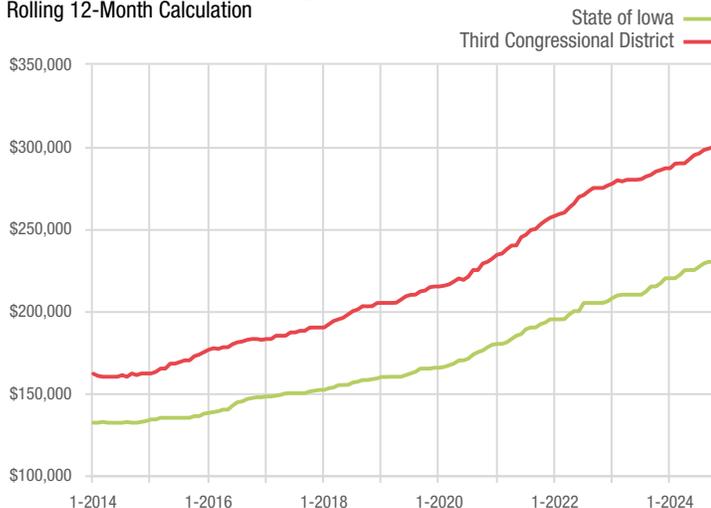
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1,076	<b>1,312</b>	+ 21.9%	11,649	<b>12,597</b>	+ 8.1%
Pending Sales	784	<b>868</b>	+ 10.7%	9,719	<b>9,746</b>	+ 0.3%
Closed Sales	842	<b>958</b>	+ 13.8%	9,391	<b>9,303</b>	- 0.9%
Days on Market Until Sale	40	<b>42</b>	+ 5.0%	44	<b>49</b>	+ 11.4%
Median Sales Price*	\$287,750	<b>\$303,000</b>	+ 5.3%	\$289,900	<b>\$302,000</b>	+ 4.2%
Average Sales Price*	\$325,877	<b>\$338,250</b>	+ 3.8%	\$319,943	<b>\$332,515</b>	+ 3.9%
Percent of List Price Received*	98.7%	<b>98.3%</b>	- 0.4%	99.1%	<b>98.6%</b>	- 0.5%
Inventory of Homes for Sale	2,576	<b>3,145</b>	+ 22.1%	—	—	—
Months Supply of Inventory	2.8	<b>3.4</b>	+ 21.4%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	228	<b>280</b>	+ 22.8%	2,307	<b>2,361</b>	+ 2.3%
Pending Sales	150	<b>198</b>	+ 32.0%	1,917	<b>1,783</b>	- 7.0%
Closed Sales	166	<b>191</b>	+ 15.1%	1,864	<b>1,692</b>	- 9.2%
Days on Market Until Sale	61	<b>77</b>	+ 26.2%	57	<b>75</b>	+ 31.6%
Median Sales Price*	\$252,500	<b>\$248,975</b>	- 1.4%	\$245,000	<b>\$247,990</b>	+ 1.2%
Average Sales Price*	\$266,354	<b>\$269,345</b>	+ 1.1%	\$258,216	<b>\$263,030</b>	+ 1.9%
Percent of List Price Received*	98.8%	<b>98.2%</b>	- 0.6%	99.2%	<b>98.6%</b>	- 0.6%
Inventory of Homes for Sale	637	<b>704</b>	+ 10.5%	—	—	—
Months Supply of Inventory	3.5	<b>4.2</b>	+ 20.0%	—	—	—

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

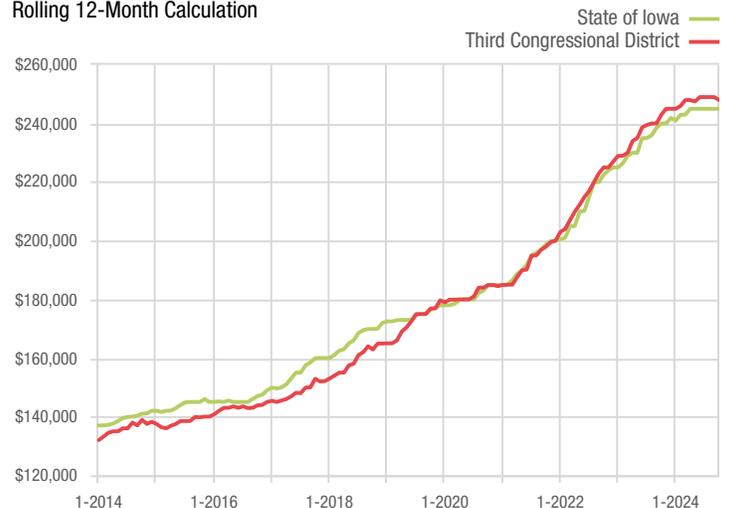
### Median Sales Price - Single-Family Detached

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.

Current as of November 15, 2024. All data from the multiple listing services in the state of Iowa. | Report © 2024 ShowingTime Plus, LLC.