

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Washington County

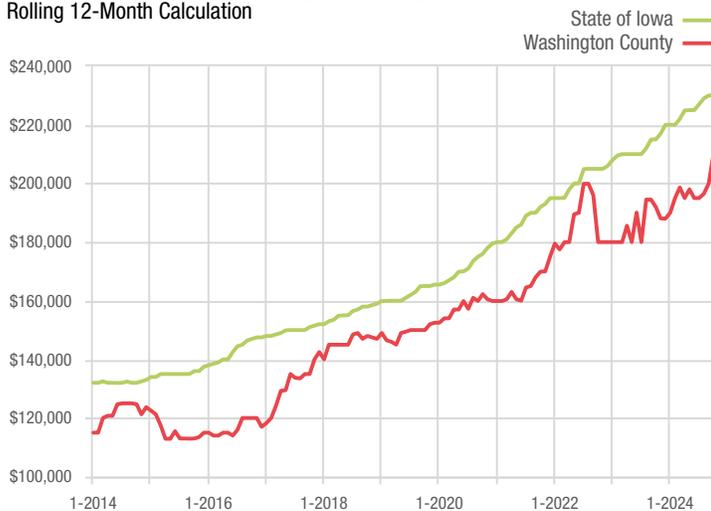
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	25	21	- 16.0%	304	269	- 11.5%
Pending Sales	36	18	- 50.0%	237	201	- 15.2%
Closed Sales	34	22	- 35.3%	223	199	- 10.8%
Days on Market Until Sale	49	45	- 8.2%	50	51	+ 2.0%
Median Sales Price*	\$168,750	\$222,500	+ 31.9%	\$196,819	\$219,000	+ 11.3%
Average Sales Price*	\$190,989	\$244,491	+ 28.0%	\$231,902	\$243,038	+ 4.8%
Percent of List Price Received*	98.5%	98.0%	- 0.5%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	73	54	- 26.0%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	2	—	24	17	- 29.2%
Pending Sales	1	0	- 100.0%	19	13	- 31.6%
Closed Sales	1	1	0.0%	20	13	- 35.0%
Days on Market Until Sale	76	64	- 15.8%	88	99	+ 12.5%
Median Sales Price*	\$310,000	\$320,000	+ 3.2%	\$243,400	\$241,500	- 0.8%
Average Sales Price*	\$310,000	\$320,000	+ 3.2%	\$243,797	\$250,015	+ 2.6%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	98.3%	99.1%	+ 0.8%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

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

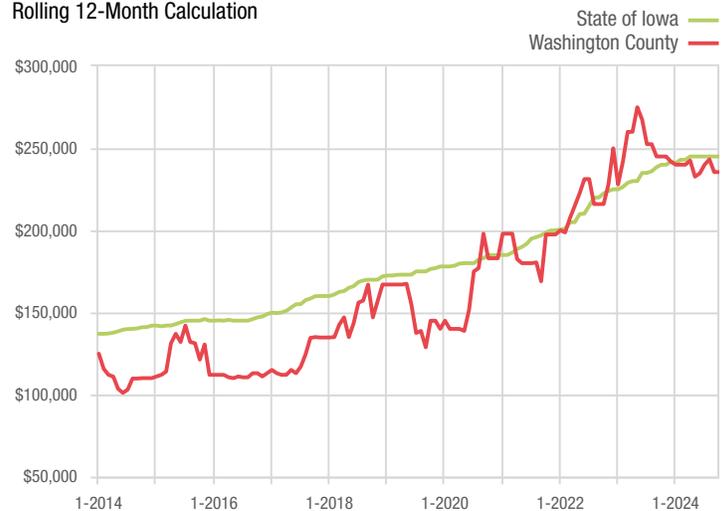
Median Sales Price - Single-Family Detached

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.