

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

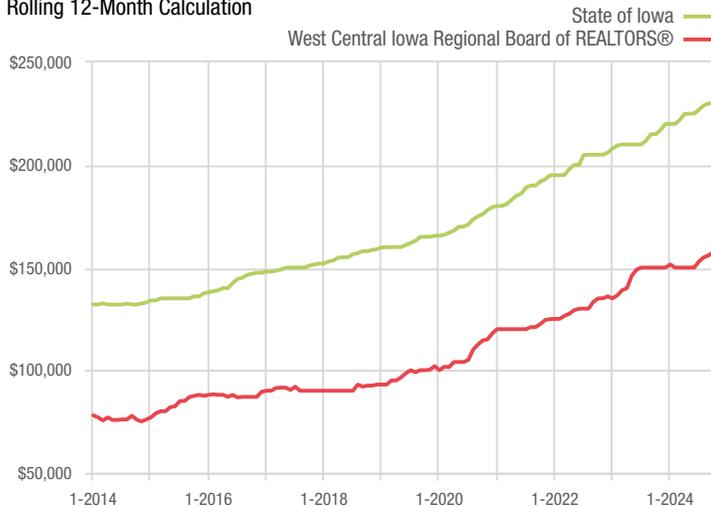
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	158	187	+ 18.4%	1,526	1,830	+ 19.9%
Pending Sales	114	111	- 2.6%	1,307	1,362	+ 4.2%
Closed Sales	120	154	+ 28.3%	1,266	1,280	+ 1.1%
Days on Market Until Sale	45	50	+ 11.1%	44	50	+ 13.6%
Median Sales Price*	\$161,250	\$175,000	+ 8.5%	\$153,950	\$161,000	+ 4.6%
Average Sales Price*	\$187,884	\$231,990	+ 23.5%	\$186,202	\$208,931	+ 12.2%
Percent of List Price Received*	95.8%	95.5%	- 0.3%	95.8%	95.0%	- 0.8%
Inventory of Homes for Sale	336	567	+ 68.8%	—	—	—
Months Supply of Inventory	2.7	4.5	+ 66.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	3	1	- 66.7%	29	8	- 72.4%
Pending Sales	1	2	+ 100.0%	18	8	- 55.6%
Closed Sales	2	2	0.0%	18	7	- 61.1%
Days on Market Until Sale	15	62	+ 313.3%	11	63	+ 472.7%
Median Sales Price*	\$226,500	\$629,000	+ 177.7%	\$298,698	\$375,000	+ 25.5%
Average Sales Price*	\$226,500	\$629,000	+ 177.7%	\$317,106	\$386,629	+ 21.9%
Percent of List Price Received*	94.8%	98.5%	+ 3.9%	103.7%	99.0%	- 4.5%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	3.1	0.7	- 77.4%	—	—	—

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

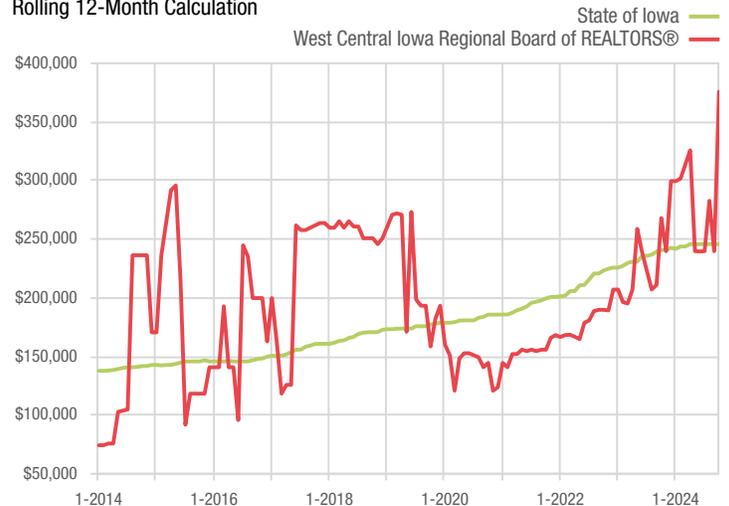
Median Sales Price - Single-Family Detached

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.