## **Local Market Update – November 2024**A Research Tool Provided by Iowa Association of REALTORS®



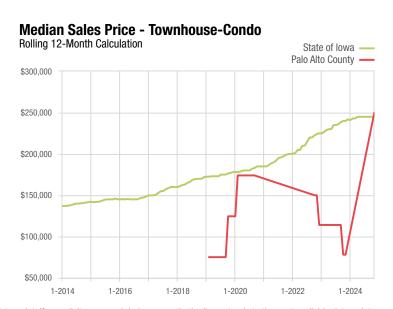
## **Palo Alto County**

Single-Family Detached	November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change	
New Listings	6	8	+ 33.3%	113	104	- 8.0%	
Pending Sales	7	6	- 14.3%	98	82	- 16.3%	
Closed Sales	5	4	- 20.0%	92	76	- 17.4%	
Days on Market Until Sale	87	35	- 59.8%	77	77	0.0%	
Median Sales Price*	\$92,000	\$358,900	+ 290.1%	\$132,250	\$150,000	+ 13.4%	
Average Sales Price*	\$95,130	\$417,450	+ 338.8%	\$158,364	\$190,680	+ 20.4%	
Percent of List Price Received*	95.8%	96.4%	+ 0.6%	95.6%	94.7%	- 0.9%	
Inventory of Homes for Sale	22	30	+ 36.4%		_	_	
Months Supply of Inventory	2.7	4.2	+ 55.6%		_	_	

Townhouse-Condo		November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change		
New Listings	0	0	0.0%	0	1	_		
Pending Sales	0	0	0.0%	0	1	_		
Closed Sales	0	1		0	1	_		
Days on Market Until Sale	_	308			308	_		
Median Sales Price*	_	\$250,000			\$250,000	_		
Average Sales Price*	_	\$250,000			\$250,000	_		
Percent of List Price Received*	_	96.2%			96.2%	_		
Inventory of Homes for Sale	0	1			_	_		
Months Supply of Inventory	_	1.0			_	_		

<sup>\*</sup> 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 -Palo Alto County \$250,000 \$200,000 \$150,000 \$100,000 \$50,000 1-2016 1-2018 1-2020 1-2022 1-2024



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.