Local Market Update – November 2024

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

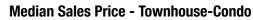
Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and **Warren Counties**

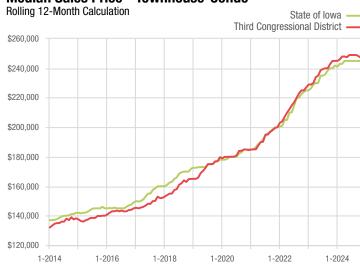
Single-Family Detached		November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change		
New Listings	934	952	+ 1.9%	12,580	13,553	+ 7.7%		
Pending Sales	686	766	+ 11.7%	10,404	10,519	+ 1.1%		
Closed Sales	755	838	+ 11.0%	10,146	10,165	+ 0.2%		
Days on Market Until Sale	47	46	- 2.1%	44	48	+ 9.1%		
Median Sales Price*	\$274,950	\$307,500	+ 11.8%	\$288,000	\$302,500	+ 5.0%		
Average Sales Price*	\$314,562	\$354,467	+ 12.7%	\$319,542	\$334,223	+ 4.6%		
Percent of List Price Received*	98.4%	98.4%	0.0%	99.0%	98.6%	- 0.4%		
Inventory of Homes for Sale	2,577	2,994	+ 16.2%		_	_		
Months Supply of Inventory	2.8	3.2	+ 14.3%		_	_		

Townhouse-Condo	November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change	
New Listings	148	197	+ 33.1%	2,455	2,558	+ 4.2%	
Pending Sales	110	123	+ 11.8%	2,027	1,907	- 5.9%	
Closed Sales	151	175	+ 15.9%	2,015	1,869	- 7.2%	
Days on Market Until Sale	50	53	+ 6.0%	57	73	+ 28.1%	
Median Sales Price*	\$248,990	\$239,500	- 3.8%	\$245,000	\$247,000	+ 0.8%	
Average Sales Price*	\$285,385	\$248,787	- 12.8%	\$260,252	\$261,582	+ 0.5%	
Percent of List Price Received*	99.5%	98.2%	- 1.3%	99.2%	98.6%	- 0.6%	
Inventory of Homes for Sale	639	723	+ 13.1%		_	_	
Months Supply of Inventory	3.6	4.3	+ 19.4%		_	_	

^{*} 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 State of lowa -Third Congressional District -\$350,000 \$300,000 \$250,000 \$200,000 \$150,000 \$100,000 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.