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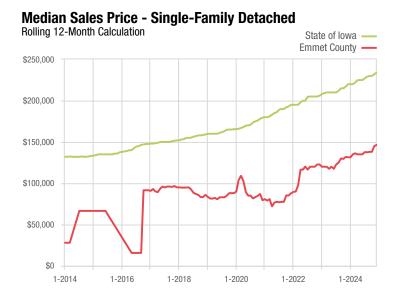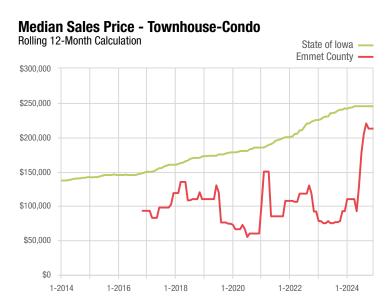
Iowa Association of **REALTORS®**

Emmet County

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	2	4	+ 100.0%	122	109	- 10.7%
Pending Sales	8	8	0.0%	97	110	+ 13.4%
Closed Sales	3	12	+ 300.0%	92	109	+ 18.5%
Days on Market Until Sale	44	56	+ 27.3%	64	81	+ 26.6%
Median Sales Price*	$82,000	$137,500	+ 67.7%	$131,389	$146,500	+ 11.5%
Average Sales Price*	$108,783	$151,042	+ 38.8%	$142,934	$154,986	+ 8.4%
Percent of List Price Received*	99.0%	95.8%	- 3.2%	96.5%	95.3%	- 1.2%
Inventory of Homes for Sale	22	9	- 59.1%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	0	0.0%	6	4	- 33.3%
Closed Sales	0	0	0.0%	6	4	- 33.3%
Days on Market Until Sale	—	—	—	66	49	- 25.8%
Median Sales Price*	—	—	—	$92,500	$212,450	+ 129.7%
Average Sales Price*	—	—	—	$106,333	$182,225	+ 71.4%
Percent of List Price Received*	—	—	—	94.8%	96.1%	+ 1.4%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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 —
Emmet County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Emmet County —

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.