

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®



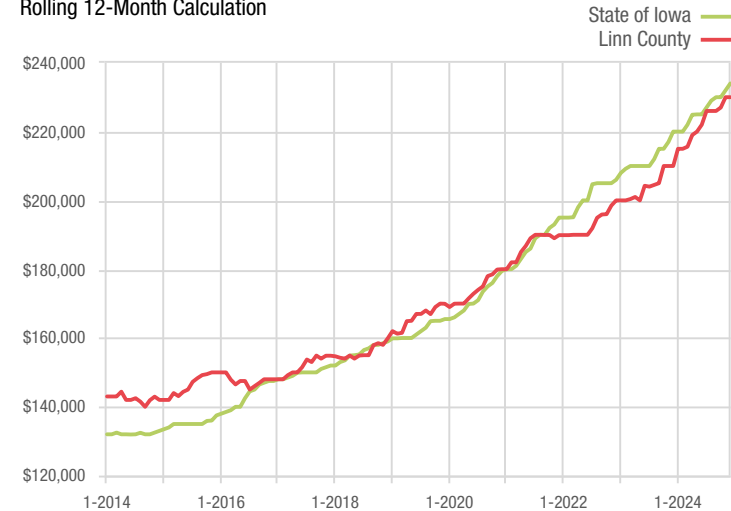
Linn County

Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	148	159	+ 7.4%	3,175	3,341	+ 5.2%
Pending Sales	144	159	+ 10.4%	2,613	2,657	+ 1.7%
Closed Sales	205	221	+ 7.8%	2,614	2,614	0.0%
Days on Market Until Sale	30	35	+ 16.7%	27	32	+ 18.5%
Median Sales Price*	\$202,000	\$220,500	+ 9.2%	\$210,000	\$230,000	+ 9.5%
Average Sales Price*	\$256,490	\$257,692	+ 0.5%	\$252,886	\$268,806	+ 6.3%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	348	406	+ 16.7%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

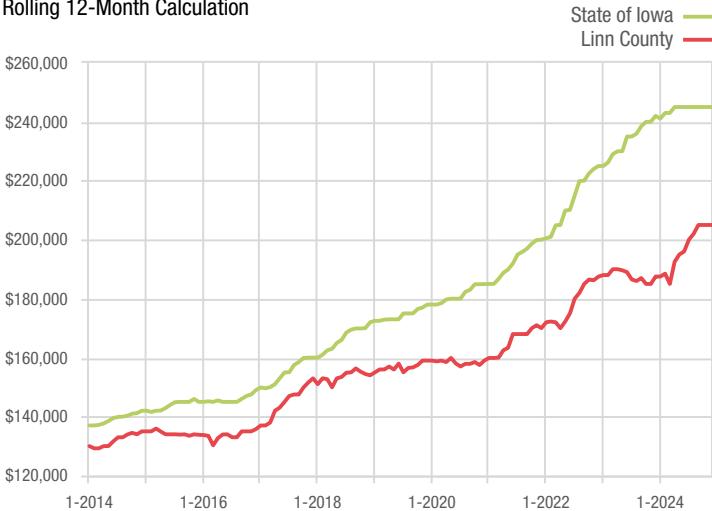
Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	27	29	+ 7.4%	722	782	+ 8.3%
Pending Sales	28	35	+ 25.0%	562	581	+ 3.4%
Closed Sales	46	43	- 6.5%	555	576	+ 3.8%
Days on Market Until Sale	48	55	+ 14.6%	39	51	+ 30.8%
Median Sales Price*	\$200,500	\$210,495	+ 5.0%	\$187,500	\$205,000	+ 9.3%
Average Sales Price*	\$199,178	\$223,828	+ 12.4%	\$204,886	\$220,054	+ 7.4%
Percent of List Price Received*	98.1%	99.5%	+ 1.4%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	145	154	+ 6.2%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

* 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.