

# Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®

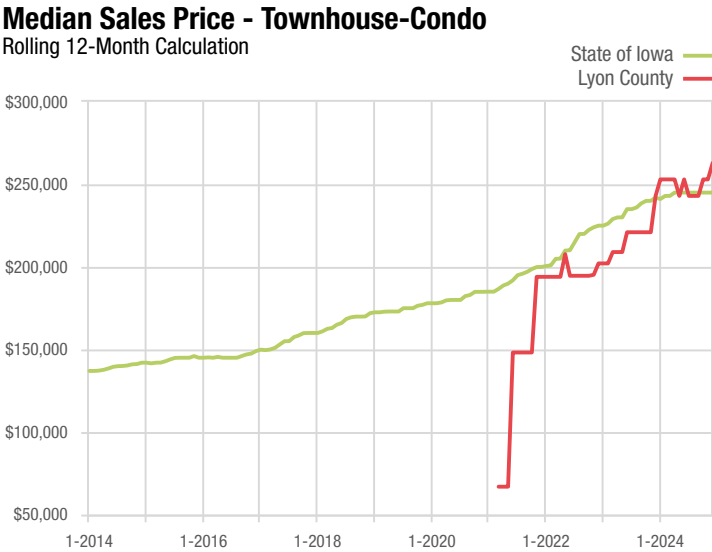
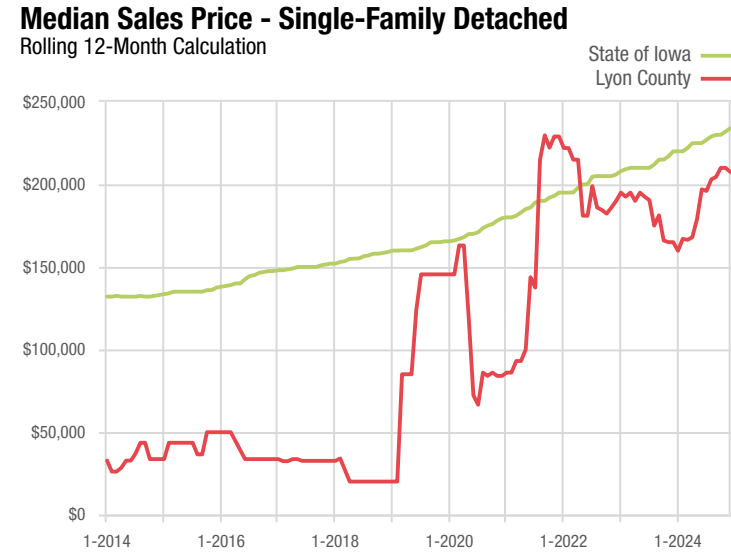


## Lyon County

Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	4	19	+ 375.0%	42	88	+ 109.5%
Pending Sales	1	4	+ 300.0%	29	51	+ 75.9%
Closed Sales	2	3	+ 50.0%	29	48	+ 65.5%
Days on Market Until Sale	37	55	+ 48.6%	33	40	+ 21.2%
Median Sales Price*	\$274,500	\$175,000	- 36.2%	\$165,000	\$207,500	+ 25.8%
Average Sales Price*	\$274,500	\$248,000	- 9.7%	\$211,914	\$247,912	+ 17.0%
Percent of List Price Received*	97.6%	95.0%	- 2.7%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	8	26	+ 225.0%	—	—	—
Months Supply of Inventory	2.8	6.1	+ 117.9%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	4	7	+ 75.0%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	9	—	—	52	8	- 84.6%
Median Sales Price*	\$243,000	—	—	\$243,000	\$263,000	+ 8.2%
Average Sales Price*	\$243,000	—	—	\$246,333	\$288,167	+ 17.0%
Percent of List Price Received*	97.6%	—	—	97.8%	99.8%	+ 2.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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



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.