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



Mahaska County

Single-Family Detached		December			Year to Date			
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change		
New Listings	13	12	- 7.7%	223	223	0.0%		
Pending Sales	11	10	- 9.1%	221	208	- 5.9%		
Closed Sales	18	19	+ 5.6%	214	211	- 1.4%		
Days on Market Until Sale	38	26	- 31.6%	30	28	- 6.7%		
Median Sales Price*	\$165,000	\$154,000	- 6.7%	\$165,000	\$173,300	+ 5.0%		
Average Sales Price*	\$186,328	\$192,853	+ 3.5%	\$175,507	\$195,729	+ 11.5%		
Percent of List Price Received*	96.3%	99.1%	+ 2.9%	97.3%	98.1%	+ 0.8%		
Inventory of Homes for Sale	22	31	+ 40.9%		_	_		
Months Supply of Inventory	1.2	1.8	+ 50.0%		_			

Townhouse-Condo		December			Year to Date			
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change		
New Listings	0	0	0.0%	0	0	0.0%		
Pending Sales	0	0	0.0%	0	0	0.0%		
Closed Sales	0	0	0.0%	0	0	0.0%		
Days on Market Until Sale	_	_			_	_		
Median Sales Price*	_				_	_		
Average Sales Price*	_	_			_	_		
Percent of List Price Received*	_				_	_		
Inventory of Homes for Sale	0	0	0.0%		_	_		
Months Supply of Inventory	_				_	_		

State of Iowa -

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

\$75,000

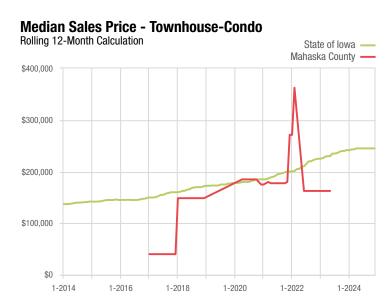
1-2016

Mahaska County \$250,000 \$225,000 \$200,000 \$175,000 \$150,000 \$125,000 \$100,000

1-2018

1-2020

1-2022



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.

1-2024

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