

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®

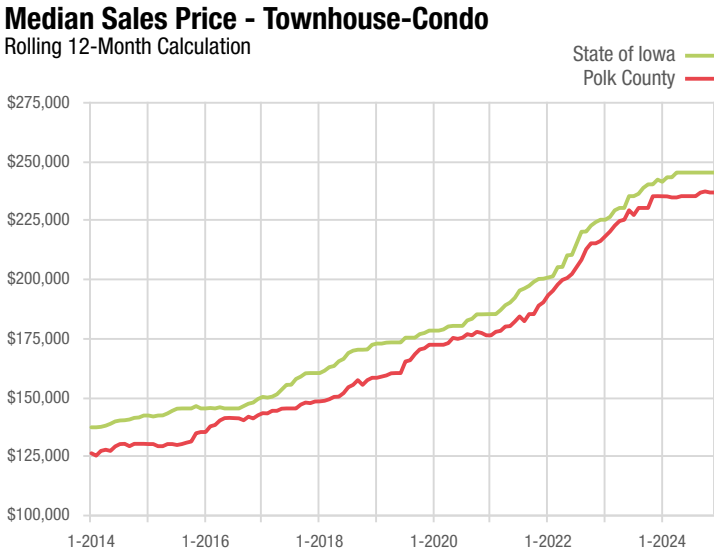
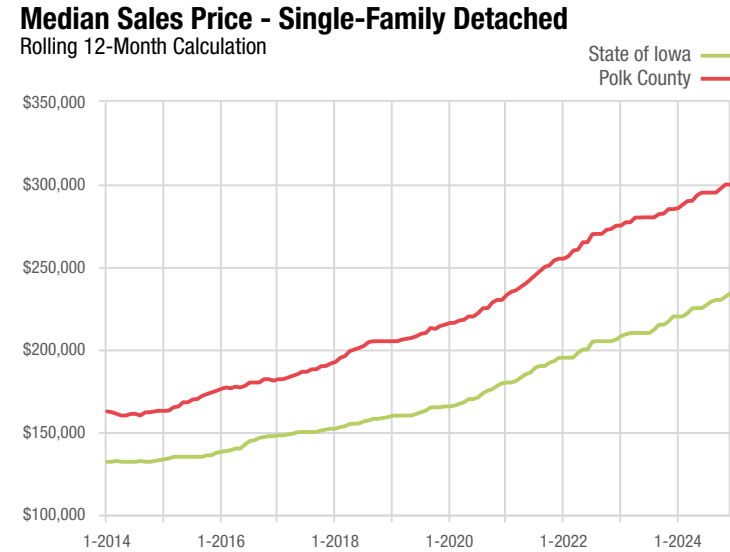


Polk County

Single-Family Detached	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	316	350	+ 10.8%	7,298	7,641	+ 4.7%
Pending Sales	319	350	+ 9.7%	6,183	6,114	- 1.1%
Closed Sales	431	457	+ 6.0%	6,148	6,042	- 1.7%
Days on Market Until Sale	45	47	+ 4.4%	40	44	+ 10.0%
Median Sales Price*	\$281,000	\$289,700	+ 3.1%	\$285,000	\$299,900	+ 5.2%
Average Sales Price*	\$308,606	\$324,012	+ 5.0%	\$313,837	\$323,414	+ 3.1%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	1,204	1,326	+ 10.1%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	76	100	+ 31.6%	1,581	1,632	+ 3.2%
Pending Sales	67	66	- 1.5%	1,286	1,225	- 4.7%
Closed Sales	79	87	+ 10.1%	1,304	1,219	- 6.5%
Days on Market Until Sale	50	80	+ 60.0%	54	66	+ 22.2%
Median Sales Price*	\$238,000	\$240,000	+ 0.8%	\$235,000	\$236,550	+ 0.7%
Average Sales Price*	\$251,535	\$260,415	+ 3.5%	\$251,378	\$254,015	+ 1.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	340	388	+ 14.1%	—	—	—
Months Supply of Inventory	3.2	3.8	+ 18.8%	—	—	—

* 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.