## **Local Market Update – December 2024**

A Research Tool Provided by Iowa Association of REALTORS®



## **Southeast Iowa Regional Board of REALTORS®**

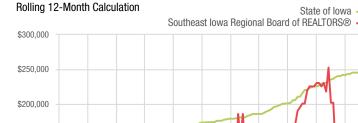
Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

Single-Family Detached		December			Year to Date			
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change		
New Listings	113	145	+ 28.3%	2,274	2,628	+ 15.6%		
Pending Sales	148	119	- 19.6%	2,230	2,214	- 0.7%		
Closed Sales	160	176	+ 10.0%	2,182	2,227	+ 2.1%		
Days on Market Until Sale	42	54	+ 28.6%	46	46	0.0%		
Median Sales Price*	\$140,000	\$138,500	- 1.1%	\$140,000	\$143,000	+ 2.1%		
Average Sales Price*	\$158,152	\$176,366	+ 11.5%	\$164,654	\$173,162	+ 5.2%		
Percent of List Price Received*	93.7%	94.8%	+ 1.2%	95.4%	95.3%	- 0.1%		
Inventory of Homes for Sale	313	625	+ 99.7%		_	_		
Months Supply of Inventory	1.7	3.4	+ 100.0%		_	_		

Townhouse-Condo	December			Year to Date		
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	1		1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	_	_		56	_	_
Median Sales Price*	_			\$132,500	_	_
Average Sales Price*	_	-	_	\$132,500	_	_
Percent of List Price Received*	_	_		91.4%	_	_
Inventory of Homes for Sale	0	2	_		_	_
Months Supply of Inventory	_	_	_		_	_

 $<sup>^{\</sup>ast}$  Does not account for seller concessions; % Change may be extreme due to small sample size.

## Rolling 12-Month Calculation State of lowa Southeast lowa Regional Board of REALTORS® \$250,000 \$150,000 \$100,000 \$1-2014 1-2016 1-2018 1-2020 1-2022 1-2024



**Median Sales Price - Townhouse-Condo**