Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®



Third Congressional District

Includes Adair, Adams, Cass, Dallas, Fremont, Guthrie, Madison, Mills, Montgomery, Page, Polk, Pottawattamie, Ringgold, Taylor, Union and **Warren Counties**

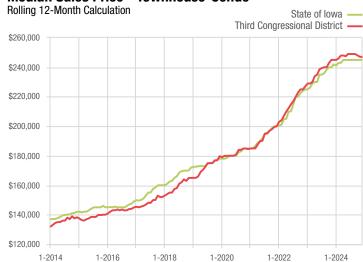
Single-Family Detached		December			Year to Date			
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change		
New Listings	631	649	+ 2.9%	13,214	14,213	+ 7.6%		
Pending Sales	621	622	+ 0.2%	11,023	11,144	+ 1.1%		
Closed Sales	764	837	+ 9.6%	10,910	11,029	+ 1.1%		
Days on Market Until Sale	46	53	+ 15.2%	44	49	+ 11.4%		
Median Sales Price*	\$275,258	\$310,000	+ 12.6%	\$287,000	\$303,695	+ 5.8%		
Average Sales Price*	\$320,088	\$347,995	+ 8.7%	\$319,580	\$335,530	+ 5.0%		
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	99.0%	98.5%	- 0.5%		
Inventory of Homes for Sale	2,322	2,720	+ 17.1%		_	_		
Months Supply of Inventory	2.5	2.9	+ 16.0%		_	_		

Townhouse-Condo	December			Year to Date			
Key Metrics	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change	
New Listings	110	158	+ 43.6%	2,565	2,718	+ 6.0%	
Pending Sales	113	110	- 2.7%	2,140	2,012	- 6.0%	
Closed Sales	128	142	+ 10.9%	2,143	2,012	- 6.1%	
Days on Market Until Sale	60	69	+ 15.0%	57	73	+ 28.1%	
Median Sales Price*	\$249,490	\$245,000	- 1.8%	\$245,000	\$247,000	+ 0.8%	
Average Sales Price*	\$270,929	\$274,057	+ 1.2%	\$260,890	\$262,492	+ 0.6%	
Percent of List Price Received*	98.8%	98.5%	- 0.3%	99.2%	98.6%	- 0.6%	
Inventory of Homes for Sale	591	711	+ 20.3%	_	_	_	
Months Supply of Inventory	3.3	4.2	+ 27.3%		_	_	

^{*} 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 State of lowa -Third Congressional District -\$350,000 \$300,000 \$250,000 \$200,000 \$150,000 \$100,000 1-2016 1-2018 1-2020 1-2022 1-2024





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.