

Local Market Update – February 2021

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines County

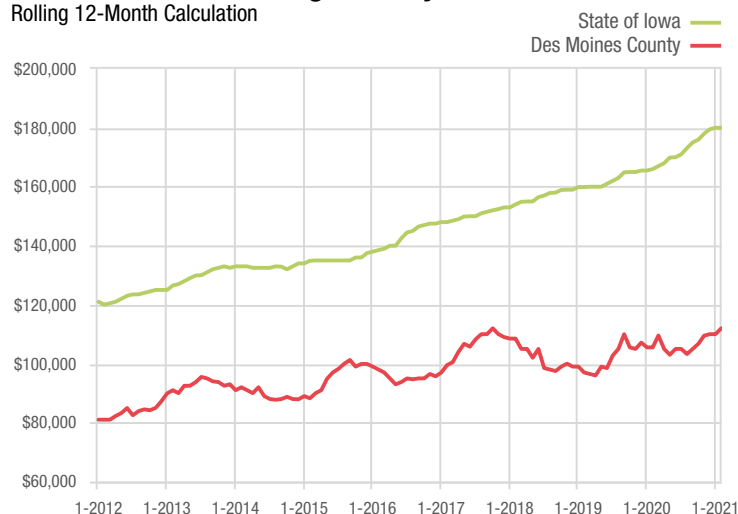
Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	67	38	- 43.3%	121	77	- 36.4%
Pending Sales	36	42	+ 16.7%	79	79	0.0%
Closed Sales	29	32	+ 10.3%	56	65	+ 16.1%
Days on Market Until Sale	93	86	- 7.5%	97	93	- 4.1%
Median Sales Price*	\$84,570	\$109,000	+ 28.9%	\$84,570	\$108,000	+ 27.7%
Average Sales Price*	\$95,352	\$146,573	+ 53.7%	\$105,827	\$138,090	+ 30.5%
Percent of List Price Received*	91.4%	94.9%	+ 3.8%	93.0%	95.3%	+ 2.5%
Inventory of Homes for Sale	266	141	- 47.0%	—	—	—
Months Supply of Inventory	6.2	3.0	- 51.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	0	3	—	2	3	+ 50.0%
Pending Sales	1	2	+ 100.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	267	—
Median Sales Price*	—	—	—	—	\$331,500	—
Average Sales Price*	—	—	—	—	\$331,500	—
Percent of List Price Received*	—	—	—	—	99.1%	—
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	4.0	5.3	+ 32.5%	—	—	—

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

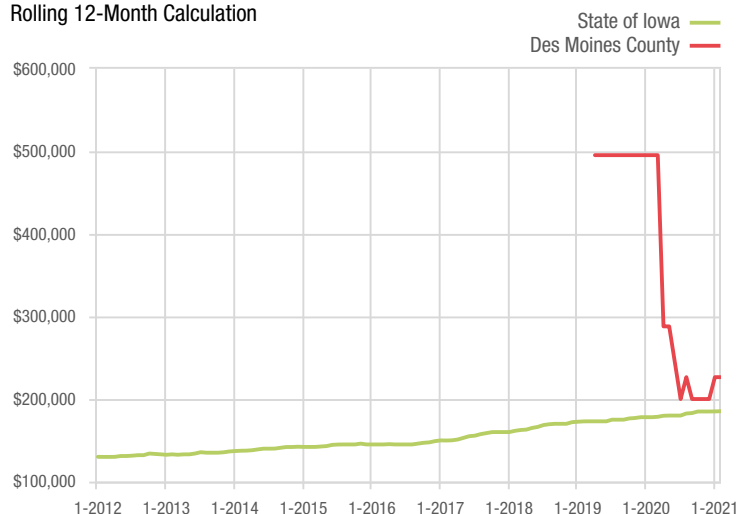
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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.