

Local Market Update – February 2021

A Research Tool Provided by Iowa Association of REALTORS®



Howard County

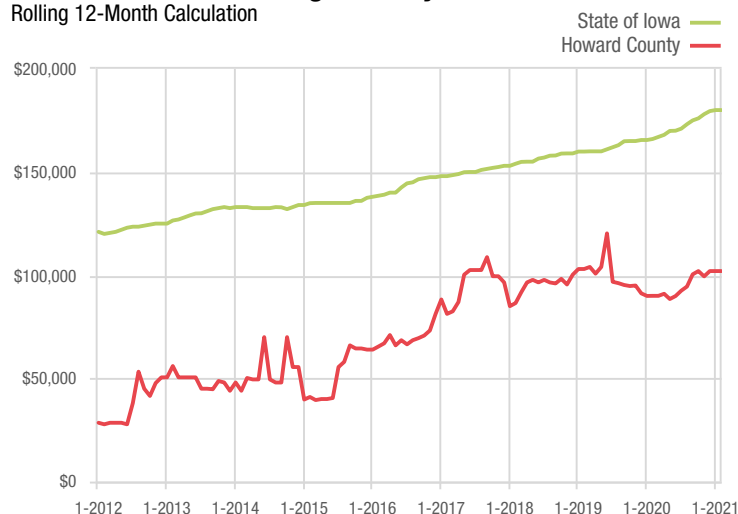
Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	6	6	0.0%	13	10	- 23.1%
Pending Sales	7	5	- 28.6%	10	6	- 40.0%
Closed Sales	3	1	- 66.7%	6	6	0.0%
Days on Market Until Sale	45	56	+ 24.4%	74	45	- 39.2%
Median Sales Price*	\$134,900	\$85,000	- 37.0%	\$90,000	\$86,750	- 3.6%
Average Sales Price*	\$137,300	\$85,000	- 38.1%	\$113,380	\$97,083	- 14.4%
Percent of List Price Received*	99.3%	94.5%	- 4.8%	96.7%	95.8%	- 0.9%
Inventory of Homes for Sale	26	22	- 15.4%	—	—	—
Months Supply of Inventory	3.9	3.4	- 12.8%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% 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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

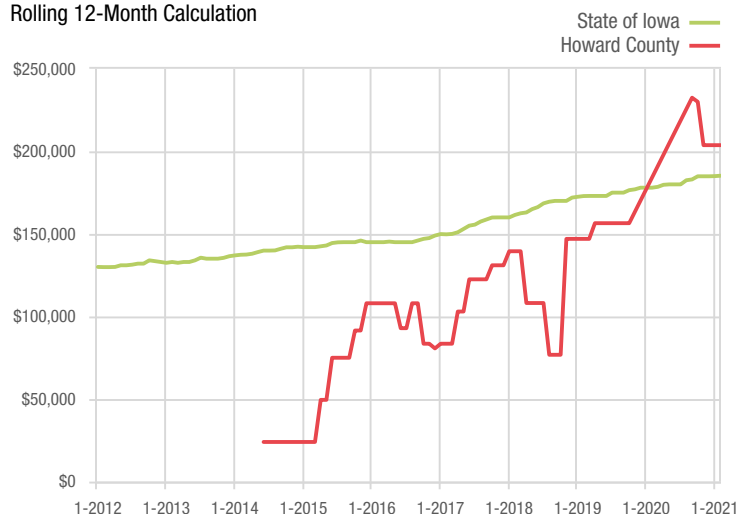
Median Sales Price - Single-Family Detached

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.