Local Market Update – February 2021

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

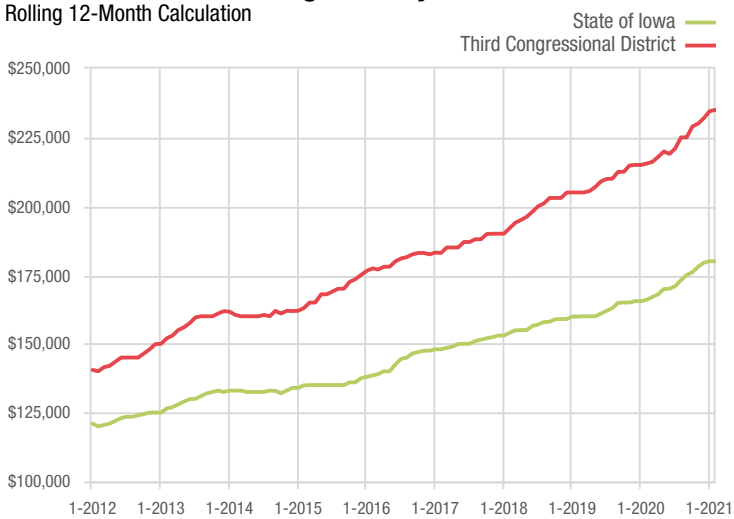
Single-Family Detached	February			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 2-2020**	**Thru 2-2021**	**% Change**
New Listings	1,129	**1,113**	- 1.4%	2,152	**2,076**	- 3.5%
Pending Sales	767	**824**	+ 7.4%	1,498	**1,674**	+ 11.7%
Closed Sales	701	**725**	+ 3.4%	1,415	**1,534**	+ 8.4%
Days on Market Until Sale	74	**41**	- 44.6%	69	**41**	- 40.6%
Median Sales Price*	$199,000	**$229,323**	+ 15.2%	$204,000	**$240,000**	+ 17.6%
Average Sales Price*	$224,593	**$254,150**	+ 13.2%	$228,962	**$259,975**	+ 13.5%
Percent of List Price Received*	97.6%	**98.9%**	+ 1.3%	97.6%	**98.9%**	+ 1.3%
Inventory of Homes for Sale	3,893	**3,105**	- 20.2%	—	**—**	—
Months Supply of Inventory	3.7	**2.5**	- 32.4%	—	**—**	—

Townhouse-Condo	February			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 2-2020**	**Thru 2-2021**	**% Change**
New Listings	182	**195**	+ 7.1%	396	**457**	+ 15.4%
Pending Sales	136	**161**	+ 18.4%	226	**327**	+ 44.7%
Closed Sales	126	**144**	+ 14.3%	222	**276**	+ 24.3%
Days on Market Until Sale	62	**62**	0.0%	61	**62**	+ 1.6%
Median Sales Price*	$167,750	**$195,700**	+ 16.7%	$167,000	**$188,250**	+ 12.7%
Average Sales Price*	$178,308	**$208,068**	+ 16.7%	$187,767	**$201,554**	+ 7.3%
Percent of List Price Received*	98.5%	**98.7%**	+ 0.2%	98.4%	**98.7%**	+ 0.3%
Inventory of Homes for Sale	912	**782**	- 14.3%	—	**—**	—
Months Supply of Inventory	5.2	**3.6**	- 30.8%	—	**—**	—

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

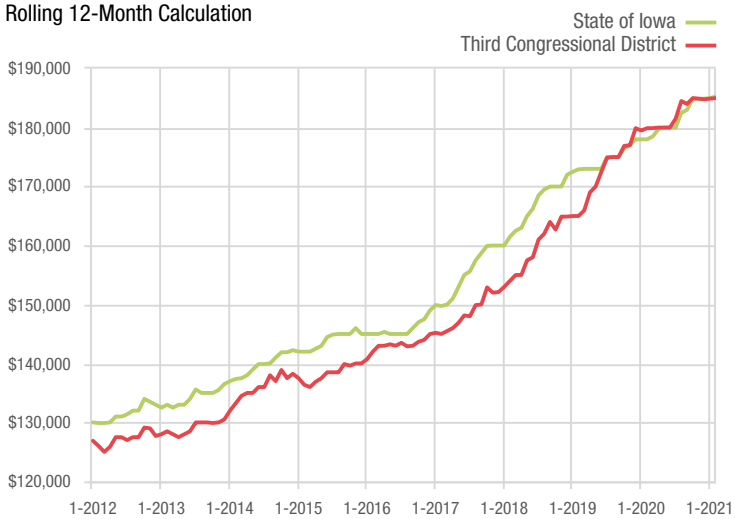
Median Sales Price - Single-Family Detached

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.

Current as of March 15, 2021. All data from the multiple listing services in the state of Iowa. | Report © 2021 ShowingTime.