

Local Market Update – February 2021

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

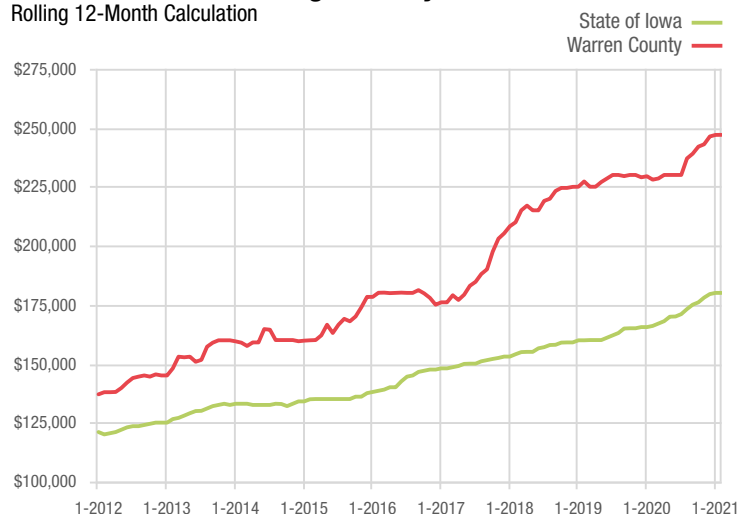
Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	57	58	+ 1.8%	129	112	- 13.2%
Pending Sales	47	49	+ 4.3%	94	96	+ 2.1%
Closed Sales	47	43	- 8.5%	100	97	- 3.0%
Days on Market Until Sale	67	36	- 46.3%	66	32	- 51.5%
Median Sales Price*	\$217,000	\$222,000	+ 2.3%	\$228,000	\$243,000	+ 6.6%
Average Sales Price*	\$230,392	\$264,380	+ 14.8%	\$241,641	\$293,521	+ 21.5%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	98.2%	99.6%	+ 1.4%
Inventory of Homes for Sale	272	225	- 17.3%	—	—	—
Months Supply of Inventory	4.0	2.9	- 27.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	18	14	- 22.2%	37	22	- 40.5%
Pending Sales	17	5	- 70.6%	20	12	- 40.0%
Closed Sales	13	5	- 61.5%	17	9	- 47.1%
Days on Market Until Sale	160	118	- 26.3%	140	99	- 29.3%
Median Sales Price*	\$213,900	\$299,900	+ 40.2%	\$195,069	\$299,900	+ 53.7%
Average Sales Price*	\$213,301	\$272,053	+ 27.5%	\$200,930	\$268,796	+ 33.8%
Percent of List Price Received*	99.6%	103.3%	+ 3.7%	99.5%	101.0%	+ 1.5%
Inventory of Homes for Sale	81	33	- 59.3%	—	—	—
Months Supply of Inventory	7.9	2.6	- 67.1%	—	—	—

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

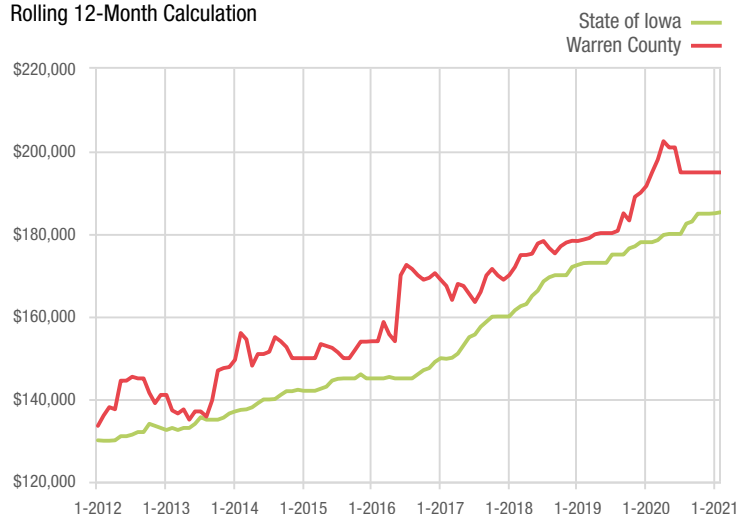
Median Sales Price - Single-Family Detached

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.