

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

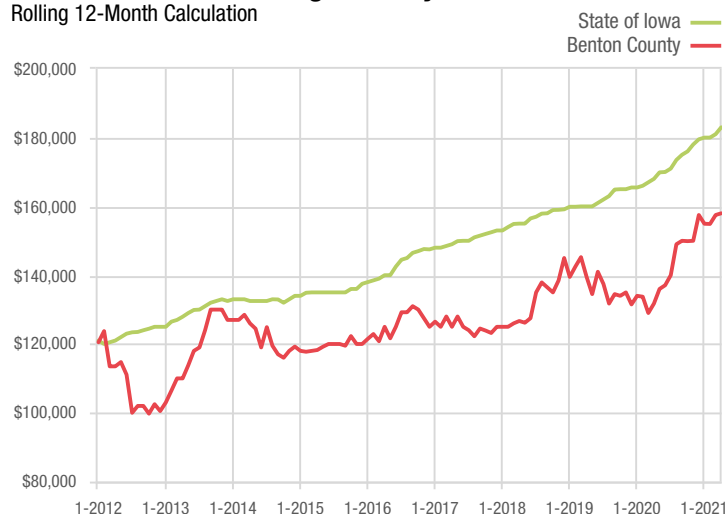
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	31	30	- 3.2%	103	88	- 14.6%
Pending Sales	28	29	+ 3.6%	86	86	0.0%
Closed Sales	22	25	+ 13.6%	79	64	- 19.0%
Days on Market Until Sale	71	49	- 31.0%	86	54	- 37.2%
Median Sales Price*	\$138,200	\$170,000	+ 23.0%	\$128,000	\$148,750	+ 16.2%
Average Sales Price*	\$153,491	\$196,928	+ 28.3%	\$145,134	\$167,848	+ 15.7%
Percent of List Price Received*	96.7%	99.2%	+ 2.6%	94.4%	97.0%	+ 2.8%
Inventory of Homes for Sale	71	33	- 53.5%	—	—	—
Months Supply of Inventory	2.8	1.3	- 53.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	5	—	4	12	+ 200.0%
Pending Sales	0	1	—	2	6	+ 200.0%
Closed Sales	1	0	- 100.0%	2	5	+ 150.0%
Days on Market Until Sale	48	—	—	27	83	+ 207.4%
Median Sales Price*	\$203,900	—	—	\$219,450	\$246,900	+ 12.5%
Average Sales Price*	\$203,900	—	—	\$219,450	\$226,860	+ 3.4%
Percent of List Price Received*	88.7%	—	—	94.9%	104.5%	+ 10.1%
Inventory of Homes for Sale	4	11	+ 175.0%	—	—	—
Months Supply of Inventory	3.0	6.6	+ 120.0%	—	—	—

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

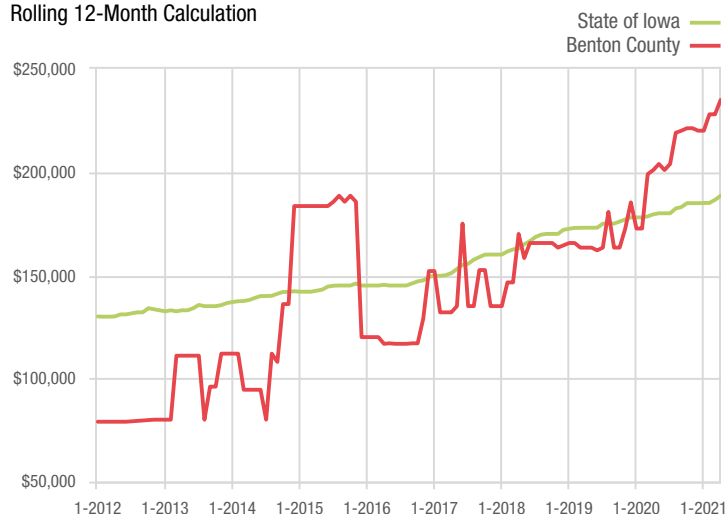
Median Sales Price - Single-Family Detached

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.