

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

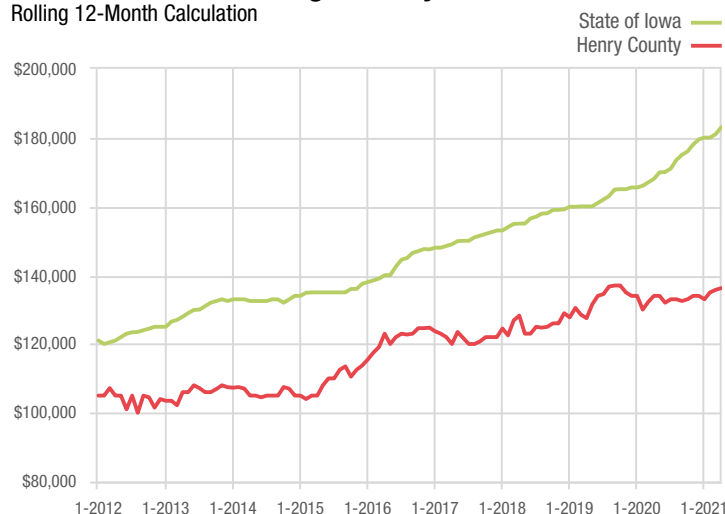
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	49	43	- 12.2%	185	168	- 9.2%
Pending Sales	33	50	+ 51.5%	174	183	+ 5.2%
Closed Sales	48	44	- 8.3%	155	155	0.0%
Days on Market Until Sale	75	47	- 37.3%	76	60	- 21.1%
Median Sales Price*	\$138,750	\$152,000	+ 9.5%	\$126,250	\$136,500	+ 8.1%
Average Sales Price*	\$151,794	\$163,372	+ 7.6%	\$133,472	\$151,539	+ 13.5%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	96.6%	95.5%	- 1.1%
Inventory of Homes for Sale	138	41	- 70.3%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	2	—	3	6	+ 100.0%
Pending Sales	1	1	0.0%	3	6	+ 100.0%
Closed Sales	0	1	—	3	6	+ 100.0%
Days on Market Until Sale	—	15	—	33	51	+ 54.5%
Median Sales Price*	—	\$81,000	—	\$165,000	\$110,500	- 33.0%
Average Sales Price*	—	\$81,000	—	\$133,250	\$109,417	- 17.9%
Percent of List Price Received*	—	92.6%	—	98.6%	97.1%	- 1.5%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	3.0	1.9	- 36.7%	—	—	—

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

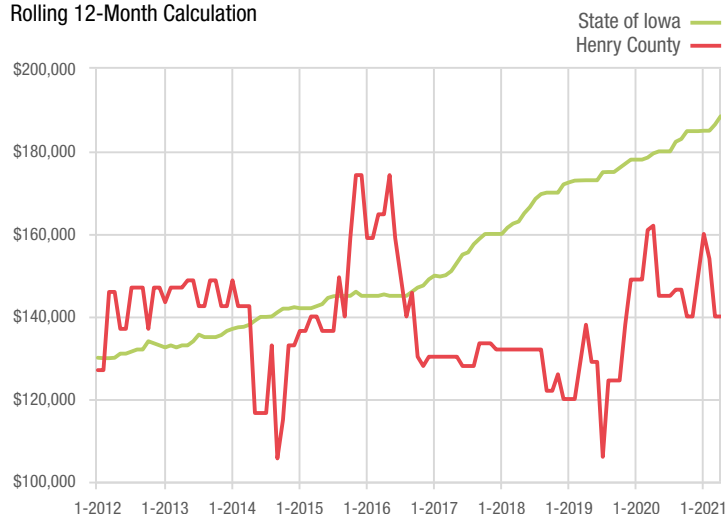
Median Sales Price - Single-Family Detached

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.