

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Mahaska County

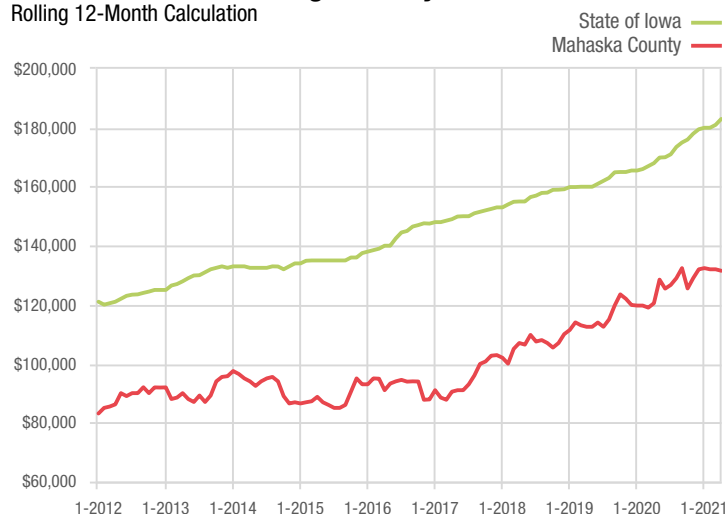
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	24	26	+ 8.3%	107	70	- 34.6%
Pending Sales	30	28	- 6.7%	101	77	- 23.8%
Closed Sales	28	13	- 53.6%	74	61	- 17.6%
Days on Market Until Sale	43	36	- 16.3%	58	51	- 12.1%
Median Sales Price*	\$140,000	\$141,000	+ 0.7%	\$110,000	\$116,000	+ 5.5%
Average Sales Price*	\$152,500	\$180,223	+ 18.2%	\$133,116	\$130,704	- 1.8%
Percent of List Price Received*	94.6%	97.9%	+ 3.5%	94.7%	95.4%	+ 0.7%
Inventory of Homes for Sale	52	25	- 51.9%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	159	—	—	159	107	- 32.7%
Median Sales Price*	\$184,900	—	—	\$184,900	\$271,250	+ 46.7%
Average Sales Price*	\$184,900	—	—	\$184,900	\$271,250	+ 46.7%
Percent of List Price Received*	100.0%	—	—	100.0%	100.2%	+ 0.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

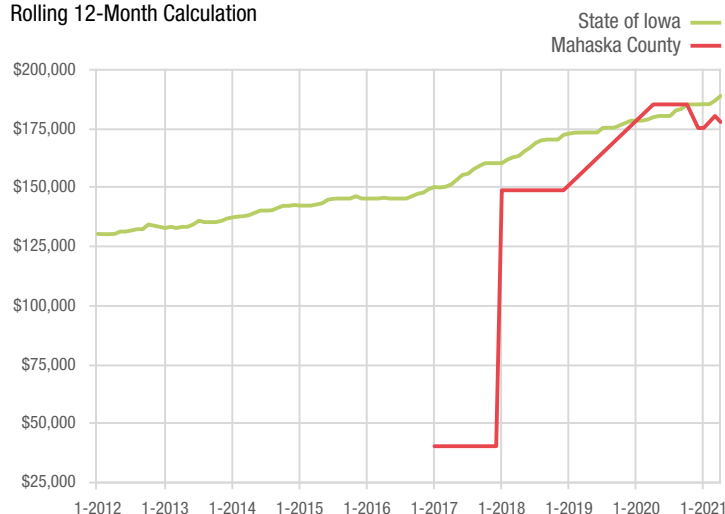
Median Sales Price - Single-Family Detached

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.