

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

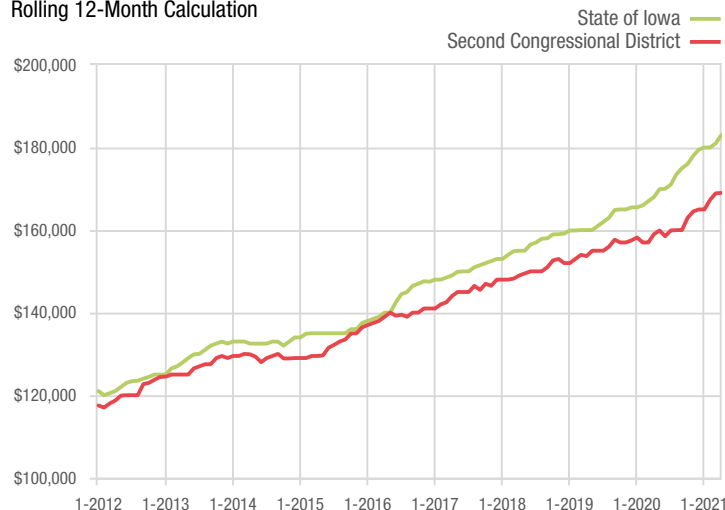
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	863	1,108	+ 28.4%	3,764	3,408	- 9.5%
Pending Sales	769	1,017	+ 32.2%	2,820	3,022	+ 7.2%
Closed Sales	670	748	+ 11.6%	2,250	2,386	+ 6.0%
Days on Market Until Sale	67	49	- 26.9%	70	53	- 24.3%
Median Sales Price*	\$165,000	\$174,000	+ 5.5%	\$150,000	\$165,500	+ 10.3%
Average Sales Price*	\$200,975	\$212,965	+ 6.0%	\$183,892	\$202,193	+ 10.0%
Percent of List Price Received*	96.8%	98.0%	+ 1.2%	96.2%	97.2%	+ 1.0%
Inventory of Homes for Sale	2,702	1,459	- 46.0%	—	—	—
Months Supply of Inventory	3.5	1.7	- 51.4%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	152	230	+ 51.3%	837	890	+ 6.3%
Pending Sales	124	189	+ 52.4%	435	552	+ 26.9%
Closed Sales	109	141	+ 29.4%	303	405	+ 33.7%
Days on Market Until Sale	59	61	+ 3.4%	60	68	+ 13.3%
Median Sales Price*	\$200,000	\$202,900	+ 1.5%	\$184,900	\$199,900	+ 8.1%
Average Sales Price*	\$208,053	\$204,792	- 1.6%	\$194,809	\$206,539	+ 6.0%
Percent of List Price Received*	98.5%	99.9%	+ 1.4%	98.2%	99.2%	+ 1.0%
Inventory of Homes for Sale	564	504	- 10.6%	—	—	—
Months Supply of Inventory	5.3	3.8	- 28.3%	—	—	—

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

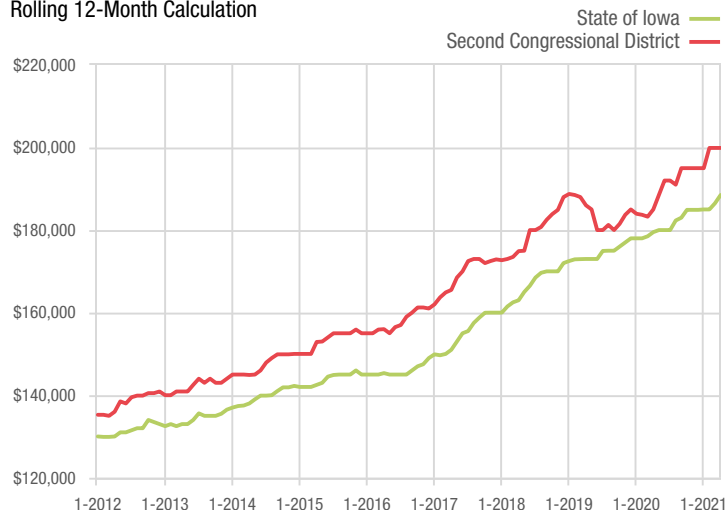
Median Sales Price - Single-Family Detached

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.