

# Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



## West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

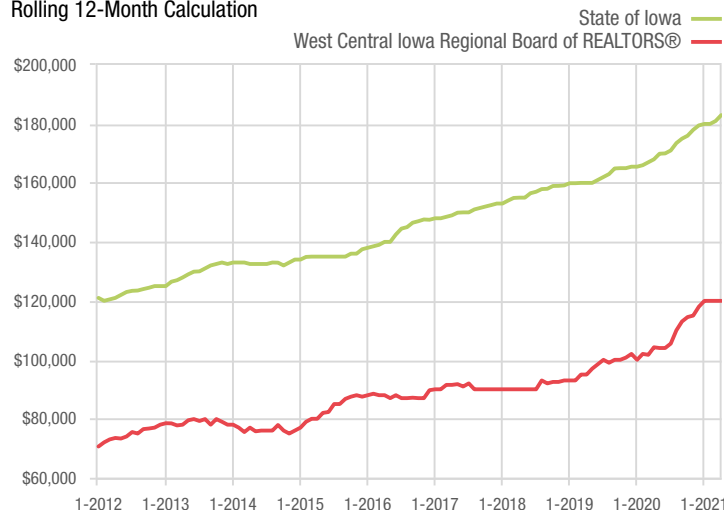
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	160	197	+ 23.1%	668	596	- 10.8%
Pending Sales	124	174	+ 40.3%	475	554	+ 16.6%
Closed Sales	111	132	+ 18.9%	409	441	+ 7.8%
Days on Market Until Sale	97	89	- 8.2%	104	81	- 22.1%
Median Sales Price*	\$125,000	\$106,450	- 14.8%	\$101,250	\$108,000	+ 6.7%
Average Sales Price*	\$147,680	\$142,856	- 3.3%	\$126,581	\$143,044	+ 13.0%
Percent of List Price Received*	94.3%	93.4%	- 1.0%	93.8%	93.5%	- 0.3%
Inventory of Homes for Sale	691	365	- 47.2%	—	—	—
Months Supply of Inventory	4.9	2.3	- 53.1%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	3	6	+ 100.0%	23	13	- 43.5%
Pending Sales	3	4	+ 33.3%	14	9	- 35.7%
Closed Sales	4	2	- 50.0%	15	8	- 46.7%
Days on Market Until Sale	182	150	- 17.6%	102	139	+ 36.3%
Median Sales Price*	\$187,000	\$213,750	+ 14.3%	\$112,900	\$182,750	+ 61.9%
Average Sales Price*	\$213,125	\$213,750	+ 0.3%	\$140,647	\$200,375	+ 42.5%
Percent of List Price Received*	91.3%	92.3%	+ 1.1%	92.5%	95.0%	+ 2.7%
Inventory of Homes for Sale	22	15	- 31.8%	—	—	—
Months Supply of Inventory	7.1	3.5	- 50.7%	—	—	—

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

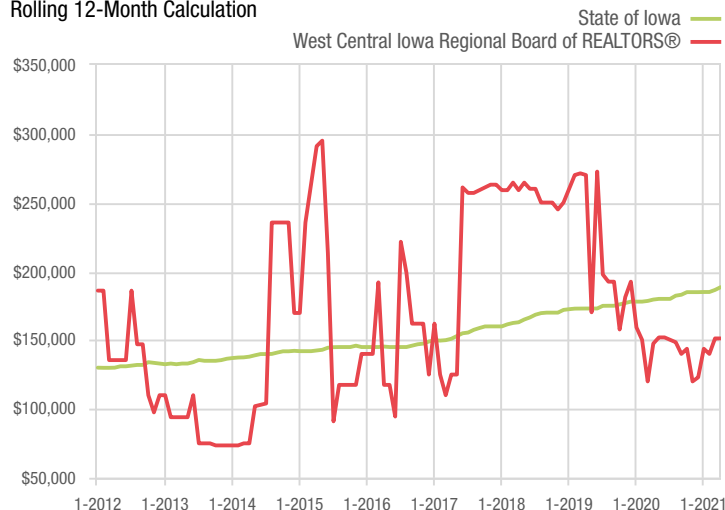
### Median Sales Price - Single-Family Detached

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.