

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

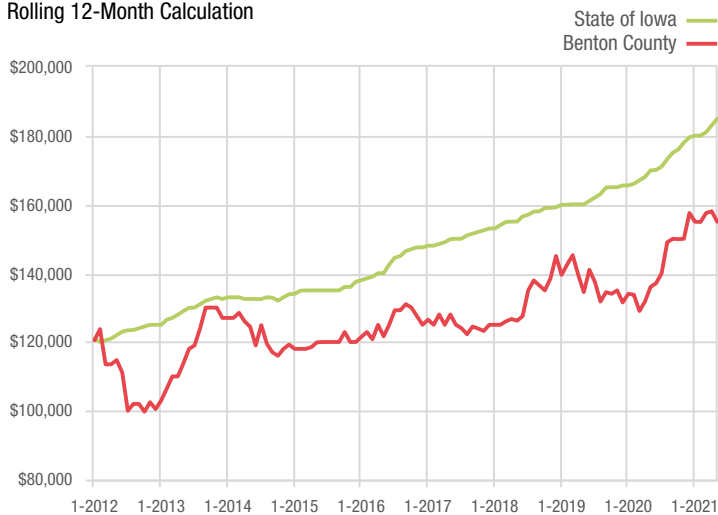
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	36	41	+ 13.9%	139	130	- 6.5%
Pending Sales	32	44	+ 37.5%	118	129	+ 9.3%
Closed Sales	18	30	+ 66.7%	97	94	- 3.1%
Days on Market Until Sale	31	47	+ 51.6%	76	51	- 32.9%
Median Sales Price*	\$167,250	\$141,000	- 15.7%	\$138,500	\$146,000	+ 5.4%
Average Sales Price*	\$167,636	\$163,058	- 2.7%	\$149,310	\$166,319	+ 11.4%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	95.1%	97.7%	+ 2.7%
Inventory of Homes for Sale	69	29	- 58.0%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	3	—	4	15	+ 275.0%
Pending Sales	0	6	—	2	12	+ 500.0%
Closed Sales	0	1	—	2	6	+ 200.0%
Days on Market Until Sale	—	7	—	27	68	+ 151.9%
Median Sales Price*	—	\$220,000	—	\$219,450	\$241,850	+ 10.2%
Average Sales Price*	—	\$220,000	—	\$219,450	\$225,717	+ 2.9%
Percent of List Price Received*	—	97.8%	—	94.9%	103.4%	+ 9.0%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	3.3	3.8	+ 15.2%	—	—	—

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

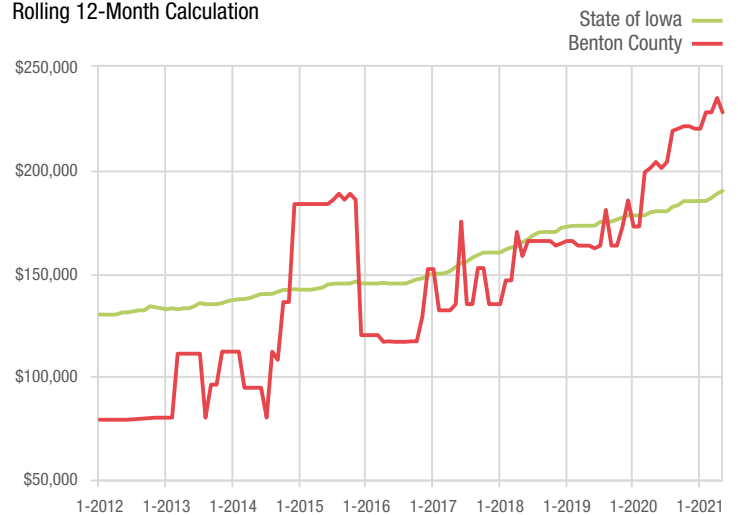
Median Sales Price - Single-Family Detached

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.