

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Boone County

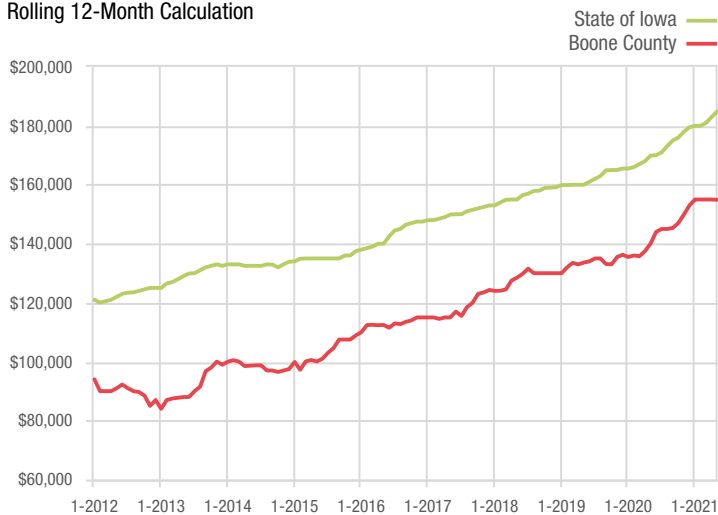
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	58	40	- 31.0%	247	213	- 13.8%
Pending Sales	47	35	- 25.5%	182	176	- 3.3%
Closed Sales	33	34	+ 3.0%	149	128	- 14.1%
Days on Market Until Sale	59	10	- 83.1%	57	31	- 45.6%
Median Sales Price*	\$175,000	\$145,000	- 17.1%	\$141,500	\$149,450	+ 5.6%
Average Sales Price*	\$182,823	\$168,273	- 8.0%	\$160,527	\$164,447	+ 2.4%
Percent of List Price Received*	95.5%	100.2%	+ 4.9%	96.2%	97.8%	+ 1.7%
Inventory of Homes for Sale	124	84	- 32.3%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	12	2	- 83.3%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	0	2	—	4	4	0.0%
Days on Market Until Sale	—	120	—	125	132	+ 5.6%
Median Sales Price*	—	\$269,500	—	\$218,250	\$198,250	- 9.2%
Average Sales Price*	—	\$269,500	—	\$215,063	\$208,625	- 3.0%
Percent of List Price Received*	—	98.4%	—	98.4%	97.7%	- 0.7%
Inventory of Homes for Sale	11	1	- 90.9%	—	—	—
Months Supply of Inventory	7.0	0.5	- 92.9%	—	—	—

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

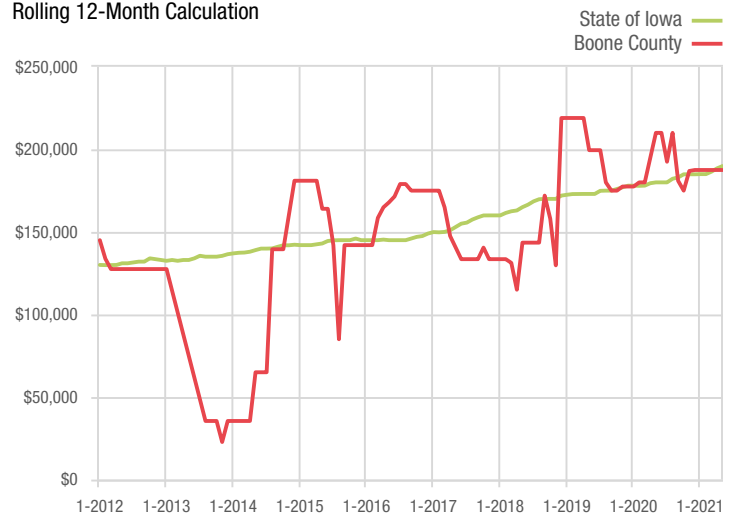
Median Sales Price - Single-Family Detached

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.