

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Buchanan County

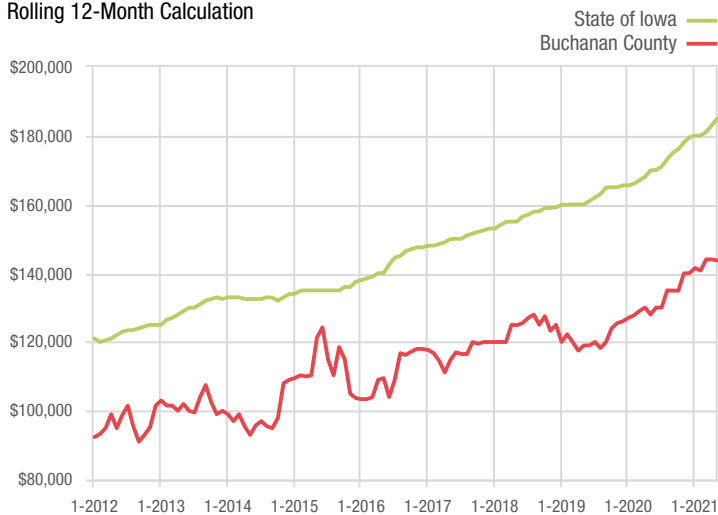
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	12	23	+ 91.7%	78	92	+ 17.9%
Pending Sales	18	18	0.0%	69	85	+ 23.2%
Closed Sales	10	21	+ 110.0%	58	71	+ 22.4%
Days on Market Until Sale	79	66	- 16.5%	73	53	- 27.4%
Median Sales Price*	\$144,000	\$142,500	- 1.0%	\$120,000	\$140,000	+ 16.7%
Average Sales Price*	\$141,300	\$164,725	+ 16.6%	\$146,814	\$163,298	+ 11.2%
Percent of List Price Received*	92.5%	98.7%	+ 6.7%	95.3%	97.3%	+ 2.1%
Inventory of Homes for Sale	48	30	- 37.5%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	23	—	55	13	- 76.4%
Median Sales Price*	—	\$180,000	—	\$219,619	\$174,950	- 20.3%
Average Sales Price*	—	\$180,000	—	\$219,619	\$174,950	- 20.3%
Percent of List Price Received*	—	97.3%	—	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

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

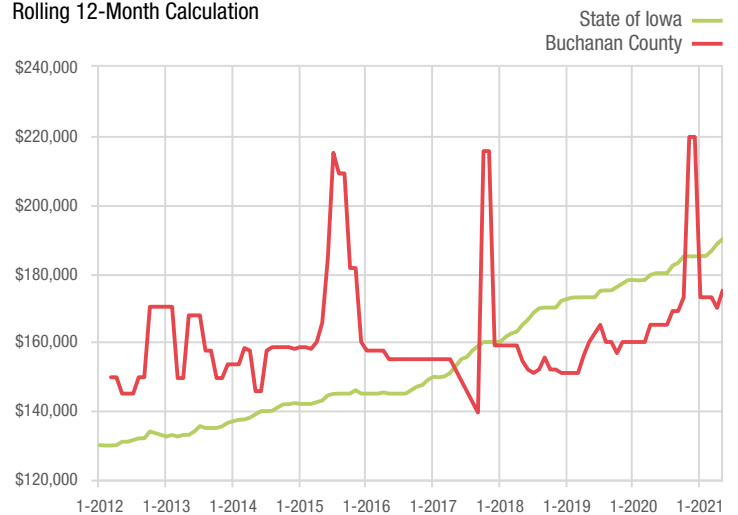
Median Sales Price - Single-Family Detached

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.