

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Central Iowa Board of REALTORS®

Includes Boone and Story Counties

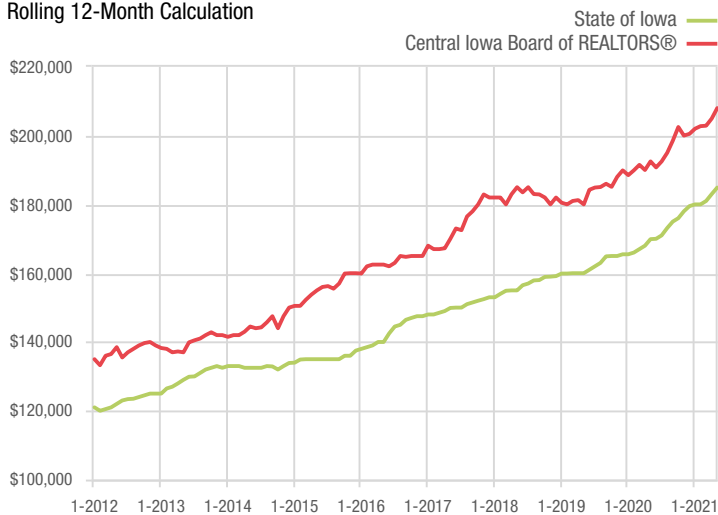
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	206	<b>158</b>	- 23.3%	803	<b>734</b>	- 8.6%
Pending Sales	159	<b>163</b>	+ 2.5%	620	<b>653</b>	+ 5.3%
Closed Sales	127	<b>134</b>	+ 5.5%	499	<b>506</b>	+ 1.4%
Days on Market Until Sale	64	<b>22</b>	- 65.6%	62	<b>38</b>	- 38.7%
Median Sales Price*	\$196,500	<b>\$230,000</b>	+ 17.0%	\$185,000	<b>\$210,000</b>	+ 13.5%
Average Sales Price*	\$218,573	<b>\$265,852</b>	+ 21.6%	\$207,539	<b>\$238,233</b>	+ 14.8%
Percent of List Price Received*	97.6%	<b>101.1%</b>	+ 3.6%	97.4%	<b>99.3%</b>	+ 2.0%
Inventory of Homes for Sale	415	<b>265</b>	- 36.1%	—	—	—
Months Supply of Inventory	3.2	<b>2.0</b>	- 37.5%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	20	<b>18</b>	- 10.0%	108	<b>74</b>	- 31.5%
Pending Sales	20	<b>20</b>	0.0%	73	<b>68</b>	- 6.8%
Closed Sales	13	<b>18</b>	+ 38.5%	53	<b>56</b>	+ 5.7%
Days on Market Until Sale	68	<b>38</b>	- 44.1%	72	<b>62</b>	- 13.9%
Median Sales Price*	\$250,900	<b>\$209,500</b>	- 16.5%	\$210,000	<b>\$209,500</b>	- 0.2%
Average Sales Price*	\$237,677	<b>\$224,774</b>	- 5.4%	\$218,973	<b>\$220,408</b>	+ 0.7%
Percent of List Price Received*	98.2%	<b>101.7%</b>	+ 3.6%	97.0%	<b>99.8%</b>	+ 2.9%
Inventory of Homes for Sale	67	<b>30</b>	- 55.2%	—	—	—
Months Supply of Inventory	5.0	<b>1.9</b>	- 62.0%	—	—	—

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

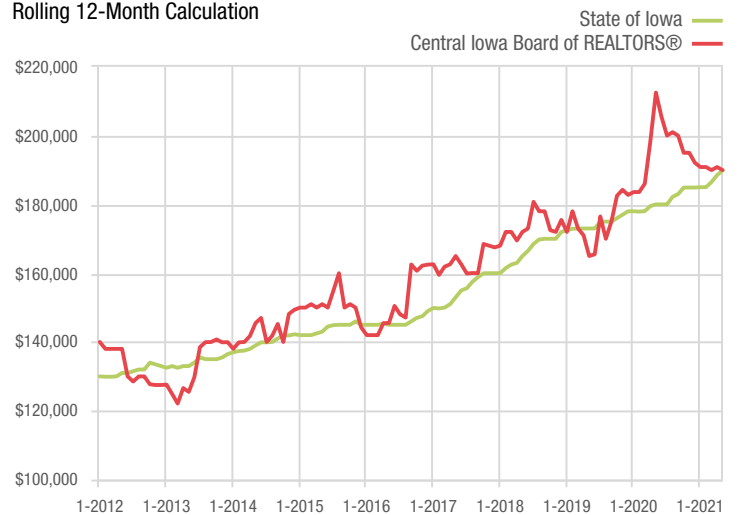
### Median Sales Price - Single-Family Detached

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.