

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

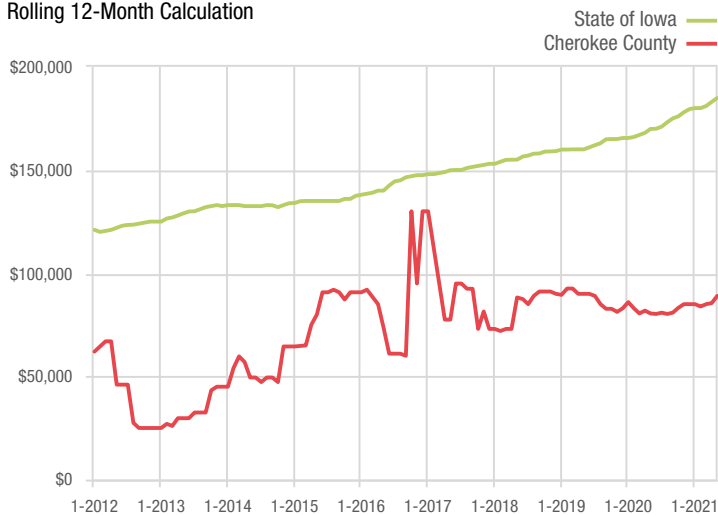
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	15	13	- 13.3%	63	59	- 6.3%
Pending Sales	24	15	- 37.5%	56	73	+ 30.4%
Closed Sales	10	11	+ 10.0%	36	60	+ 66.7%
Days on Market Until Sale	74	91	+ 23.0%	109	63	- 42.2%
Median Sales Price*	\$95,000	\$102,000	+ 7.4%	\$79,000	\$95,750	+ 21.2%
Average Sales Price*	\$102,325	\$117,045	+ 14.4%	\$105,507	\$112,158	+ 6.3%
Percent of List Price Received*	96.8%	95.4%	- 1.4%	94.3%	94.4%	+ 0.1%
Inventory of Homes for Sale	48	13	- 72.9%	—	—	—
Months Supply of Inventory	4.0	0.9	- 77.5%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	415	148	- 64.3%
Median Sales Price*	—	—	—	\$50,000	\$147,000	+ 194.0%
Average Sales Price*	—	—	—	\$50,000	\$147,000	+ 194.0%
Percent of List Price Received*	—	—	—	68.5%	87.0%	+ 27.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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

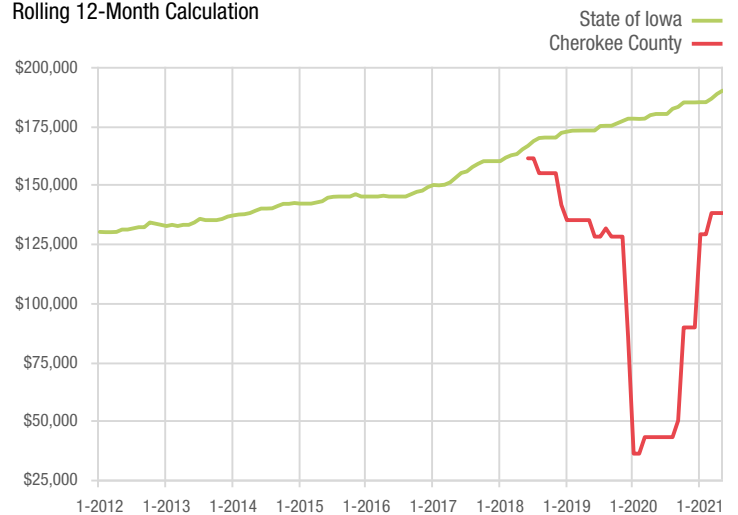
Median Sales Price - Single-Family Detached

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.