

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Davis County

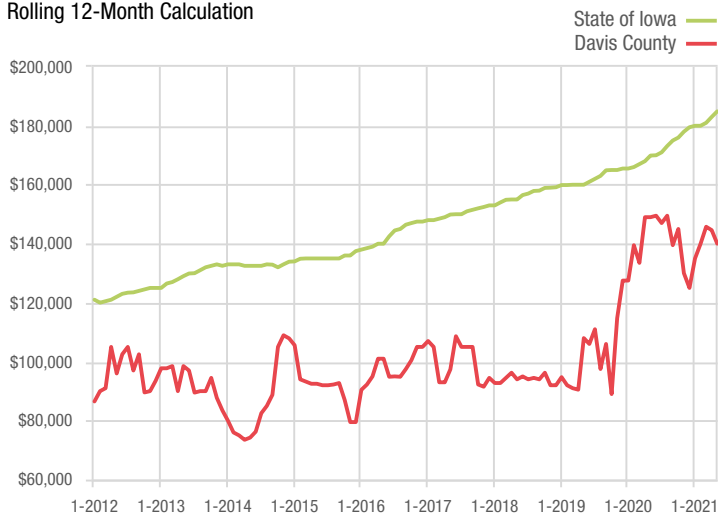
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	8	3	- 62.5%	24	33	+ 37.5%
Pending Sales	1	6	+ 500.0%	9	32	+ 255.6%
Closed Sales	2	9	+ 350.0%	10	26	+ 160.0%
Days on Market Until Sale	87	35	- 59.8%	120	46	- 61.7%
Median Sales Price*	\$306,250	\$139,900	- 54.3%	\$149,500	\$162,850	+ 8.9%
Average Sales Price*	\$306,250	\$153,811	- 49.8%	\$179,000	\$176,538	- 1.4%
Percent of List Price Received*	92.4%	100.9%	+ 9.2%	94.7%	96.8%	+ 2.2%
Inventory of Homes for Sale	19	10	- 47.4%	—	—	—
Months Supply of Inventory	4.6	1.5	- 67.4%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

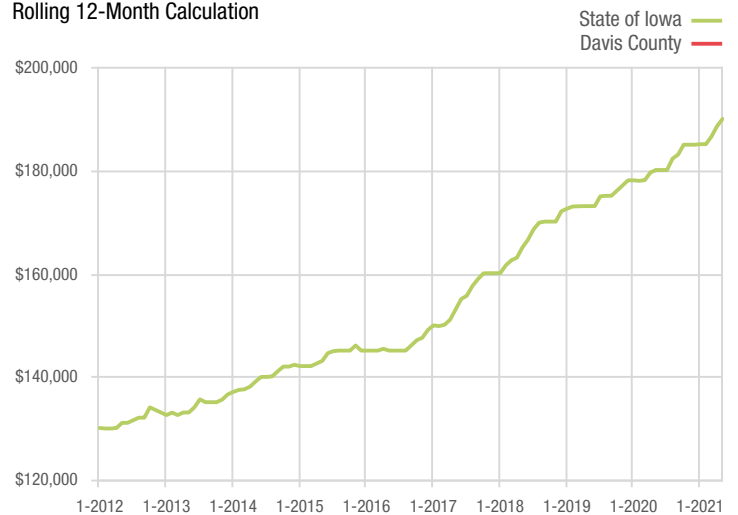
Median Sales Price - Single-Family Detached

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.