

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

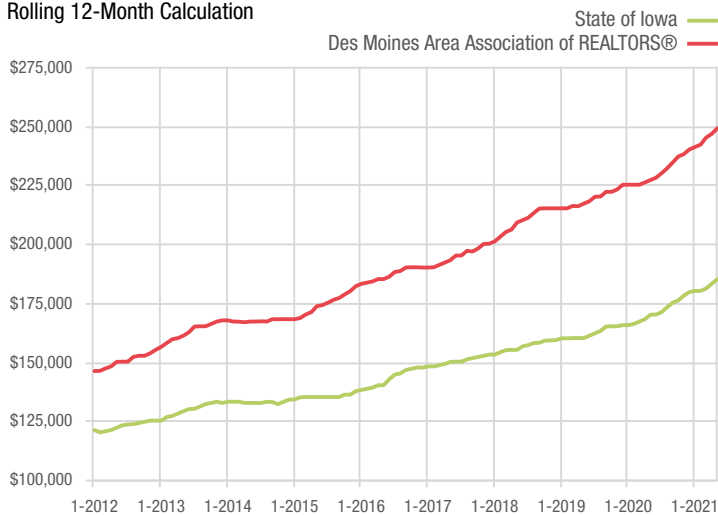
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1,342	1,380	+ 2.8%	5,837	6,334	+ 8.5%
Pending Sales	1,131	1,183	+ 4.6%	4,398	4,894	+ 11.3%
Closed Sales	1,053	1,128	+ 7.1%	4,102	4,565	+ 11.3%
Days on Market Until Sale	53	28	- 47.2%	63	36	- 42.9%
Median Sales Price*	\$238,000	\$260,000	+ 9.2%	\$226,000	\$255,000	+ 12.8%
Average Sales Price*	\$256,400	\$282,957	+ 10.4%	\$245,269	\$278,064	+ 13.4%
Percent of List Price Received*	98.9%	100.7%	+ 1.8%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	3,810	3,729	- 2.1%	—	—	—
Months Supply of Inventory	4.0	3.4	- 15.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	278	256	- 7.9%	1,172	1,334	+ 13.8%
Pending Sales	187	266	+ 42.2%	735	1,009	+ 37.3%
Closed Sales	178	253	+ 42.1%	673	948	+ 40.9%
Days on Market Until Sale	64	51	- 20.3%	64	60	- 6.3%
Median Sales Price*	\$181,500	\$200,526	+ 10.5%	\$179,000	\$193,000	+ 7.8%
Average Sales Price*	\$192,012	\$219,204	+ 14.2%	\$191,277	\$207,233	+ 8.3%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	98.7%	99.2%	+ 0.5%
Inventory of Homes for Sale	1,012	840	- 17.0%	—	—	—
Months Supply of Inventory	5.9	3.8	- 35.6%	—	—	—

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

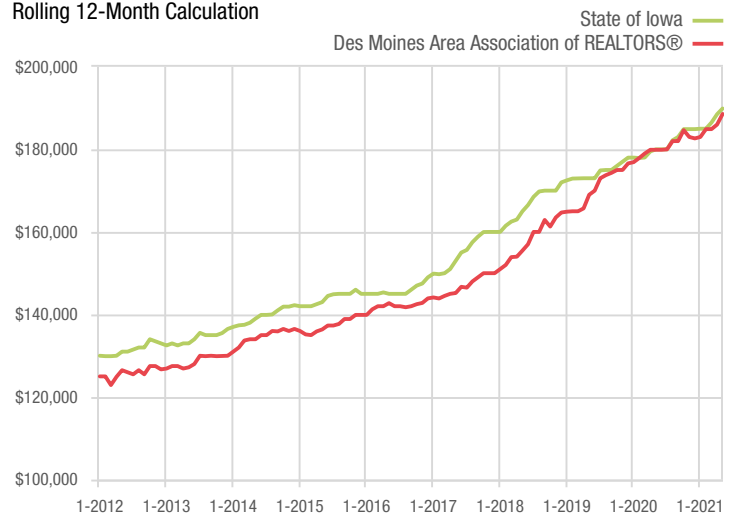
Median Sales Price - Single-Family Detached

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.