

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines County

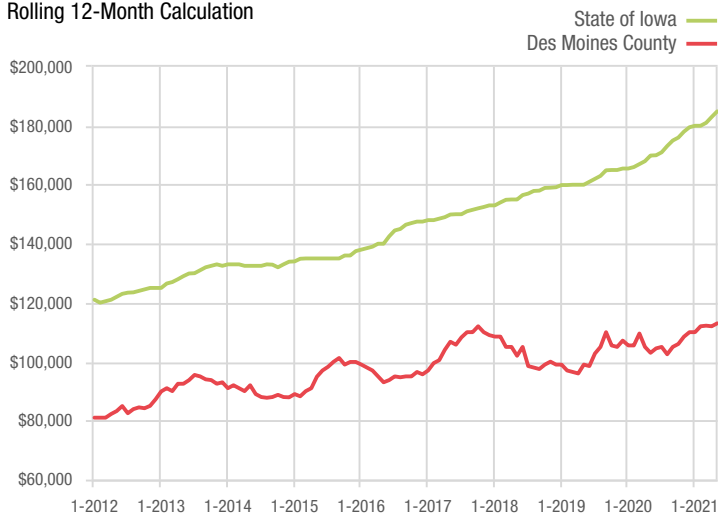
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	76	<b>81</b>	+ 6.6%	302	<b>315</b>	+ 4.3%
Pending Sales	59	<b>70</b>	+ 18.6%	212	<b>285</b>	+ 34.4%
Closed Sales	35	<b>55</b>	+ 57.1%	158	<b>239</b>	+ 51.3%
Days on Market Until Sale	99	<b>64</b>	- 35.4%	102	<b>73</b>	- 28.4%
Median Sales Price*	\$88,500	<b>\$111,000</b>	+ 25.4%	\$88,500	<b>\$105,000</b>	+ 18.6%
Average Sales Price*	\$97,973	<b>\$157,790</b>	+ 61.1%	\$105,832	<b>\$138,904</b>	+ 31.2%
Percent of List Price Received*	94.9%	<b>96.2%</b>	+ 1.4%	93.7%	<b>95.9%</b>	+ 2.3%
Inventory of Homes for Sale	229	<b>136</b>	- 40.6%	—	—	—
Months Supply of Inventory	5.4	<b>2.6</b>	- 51.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>2</b>	—	6	<b>9</b>	+ 50.0%
Pending Sales	1	<b>1</b>	0.0%	3	<b>6</b>	+ 100.0%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>6</b>	+ 200.0%
Days on Market Until Sale	239	—	—	194	<b>99</b>	- 49.0%
Median Sales Price*	\$330,000	—	—	\$309,000	<b>\$184,500</b>	- 40.3%
Average Sales Price*	\$330,000	—	—	\$309,000	<b>\$207,083</b>	- 33.0%
Percent of List Price Received*	97.1%	—	—	98.2%	<b>98.0%</b>	- 0.2%
Inventory of Homes for Sale	6	<b>8</b>	+ 33.3%	—	—	—
Months Supply of Inventory	6.0	<b>6.4</b>	+ 6.7%	—	—	—

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

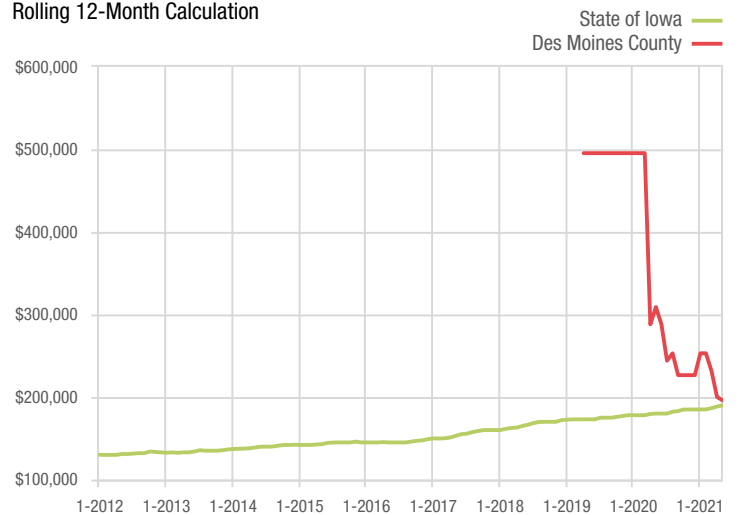
### Median Sales Price - Single-Family Detached

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.