

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

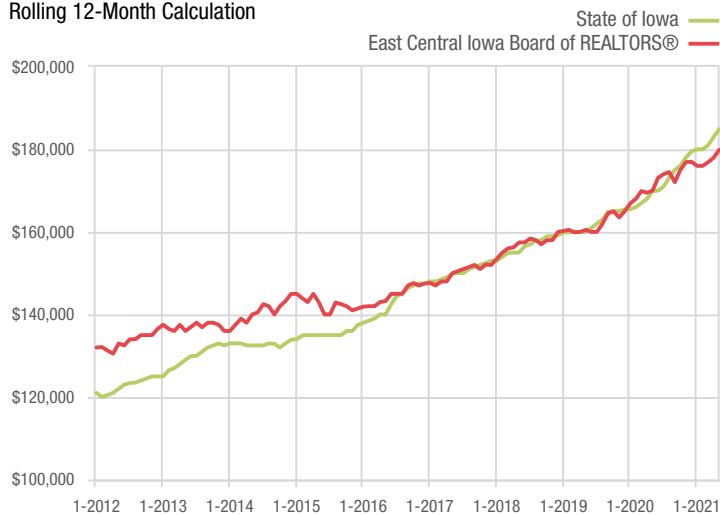
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	147	159	+ 8.2%	593	682	+ 15.0%
Pending Sales	138	89	- 35.5%	526	560	+ 6.5%
Closed Sales	105	128	+ 21.9%	425	496	+ 16.7%
Days on Market Until Sale	48	22	- 54.2%	49	30	- 38.8%
Median Sales Price*	\$178,030	\$203,750	+ 14.4%	\$172,000	\$180,000	+ 4.7%
Average Sales Price*	\$211,783	\$217,768	+ 2.8%	\$200,602	\$208,204	+ 3.8%
Percent of List Price Received*	97.0%	100.8%	+ 3.9%	97.4%	98.8%	+ 1.4%
Inventory of Homes for Sale	215	205	- 4.7%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	15	13	- 13.3%	56	70	+ 25.0%
Pending Sales	13	11	- 15.4%	48	54	+ 12.5%
Closed Sales	11	7	- 36.4%	37	47	+ 27.0%
Days on Market Until Sale	64	83	+ 29.7%	58	60	+ 3.4%
Median Sales Price*	\$227,000	\$261,586	+ 15.2%	\$224,900	\$260,000	+ 15.6%
Average Sales Price*	\$211,909	\$253,347	+ 19.6%	\$221,391	\$242,126	+ 9.4%
Percent of List Price Received*	98.0%	101.4%	+ 3.5%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	32	35	+ 9.4%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

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

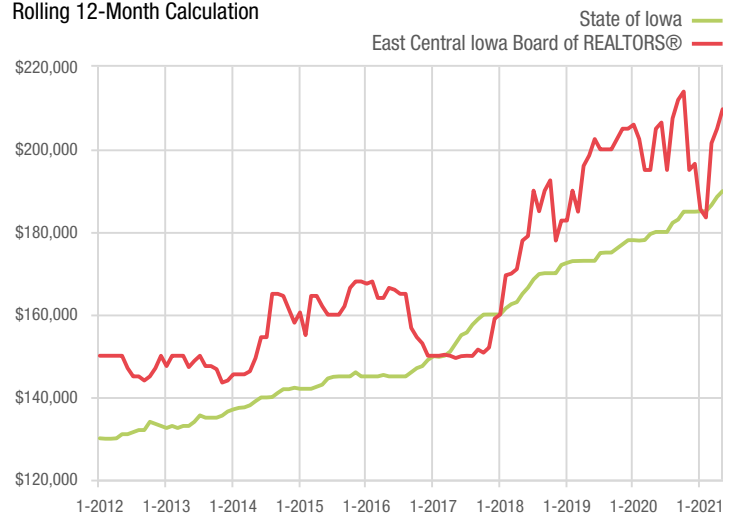
Median Sales Price - Single-Family Detached

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.