Local Market Update – May 2021
A Research Tool Provided by Iowa Association of REALTORS®

Iowa Association of **REALTORS**®

Fourth Congressional District

Includes Audubon, Boone, Buena Vista, Butler, Calhoun, Carroll, Cerro Gordo, Cherokee, Chickasaw, Clay, Crawford, Dickinson, Emmet, Floyd, Franklin, Greene, Grundy, Hamilton, Hancock, Hardin, Harrison, Humboldt, Ida, Kossuth, Lyon, Monona, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Shelby, Sioux, Story, Webster, Winnebago, Woodbury and Wright Counties
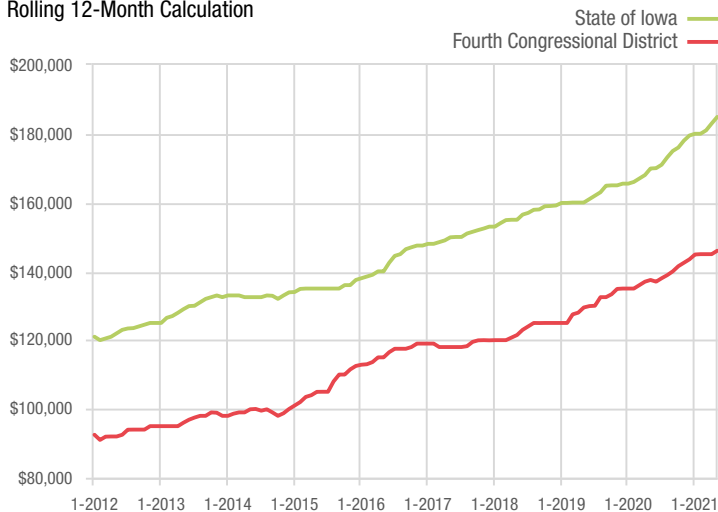
Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	884	855	- 3.3%	3,624	3,528	- 2.6%
Pending Sales	784	698	- 11.0%	2,940	3,286	+ 11.8%
Closed Sales	573	681	+ 18.8%	2,305	2,800	+ 21.5%
Days on Market Until Sale	83	52	- 37.3%	89	65	- 27.0%
Median Sales Price*	$143,250	$149,900	+ 4.6%	$133,920	$144,000	+ 7.5%
Average Sales Price*	$162,626	$181,808	+ 11.8%	$151,113	$168,654	+ 11.6%
Percent of List Price Received*	95.8%	98.4%	+ 2.7%	95.0%	96.8%	+ 1.9%
Inventory of Homes for Sale	2,235	1,269	- 43.2%	—	—	—
Months Supply of Inventory	3.7	1.8	- 51.4%	—	—	—

Townhouse-Condo

Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	58	48	- 17.2%	228	211	- 7.5%
Pending Sales	48	45	- 6.3%	145	196	+ 35.2%
Closed Sales	19	56	+ 194.7%	115	152	+ 32.2%
Days on Market Until Sale	80	65	- 18.8%	113	82	- 27.4%
Median Sales Price*	$238,000	$183,500	- 22.9%	$213,000	$195,000	- 8.5%
Average Sales Price*	$219,668	$198,532	- 9.6%	$210,853	$207,529	- 1.6%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	97.2%	98.6%	+ 1.4%
Inventory of Homes for Sale	202	119	- 41.1%	—	—	—
Months Supply of Inventory	6.7	3.1	- 53.7%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
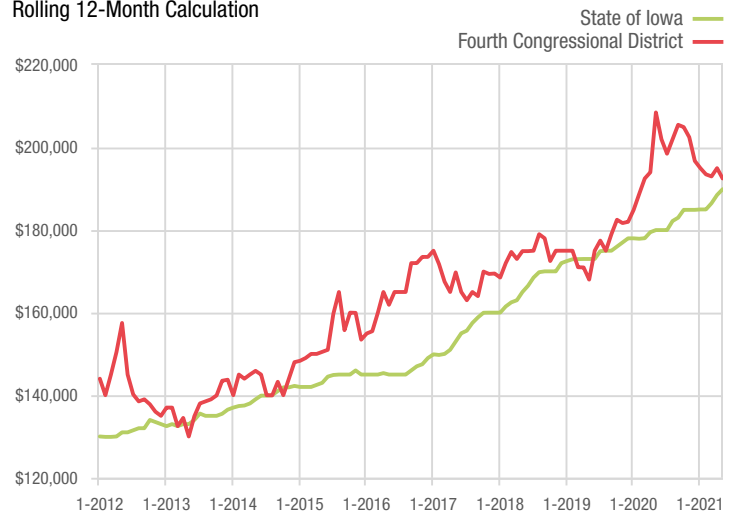
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.