

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

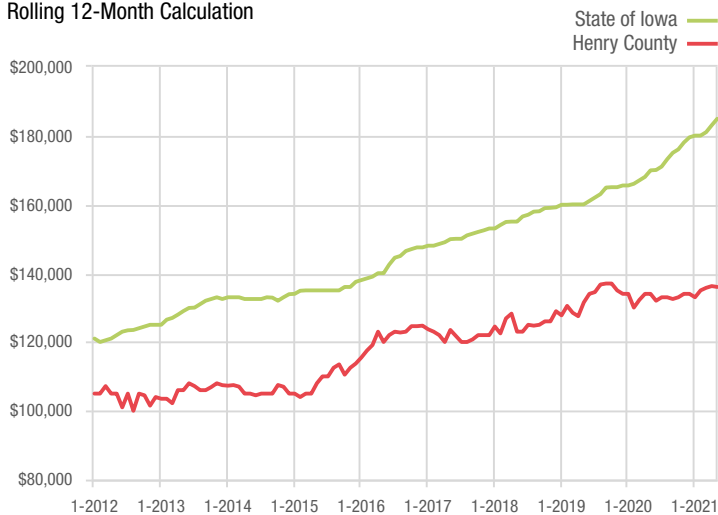
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	56	75	+ 33.9%	241	250	+ 3.7%
Pending Sales	57	66	+ 15.8%	231	250	+ 8.2%
Closed Sales	42	47	+ 11.9%	197	204	+ 3.6%
Days on Market Until Sale	63	48	- 23.8%	74	57	- 23.0%
Median Sales Price*	\$154,450	\$149,000	- 3.5%	\$130,000	\$142,500	+ 9.6%
Average Sales Price*	\$163,255	\$188,120	+ 15.2%	\$139,854	\$160,677	+ 14.9%
Percent of List Price Received*	95.5%	99.3%	+ 4.0%	96.4%	96.4%	0.0%
Inventory of Homes for Sale	125	55	- 56.0%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	3	7	+ 133.3%
Pending Sales	0	0	0.0%	3	6	+ 100.0%
Closed Sales	1	2	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	46	82	+ 78.3%	36	59	+ 63.9%
Median Sales Price*	\$97,000	\$152,450	+ 57.2%	\$131,000	\$145,000	+ 10.7%
Average Sales Price*	\$97,000	\$152,450	+ 57.2%	\$124,188	\$120,175	- 3.2%
Percent of List Price Received*	92.4%	98.4%	+ 6.5%	97.0%	97.4%	+ 0.4%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.3	2.6	+ 13.0%	—	—	—

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

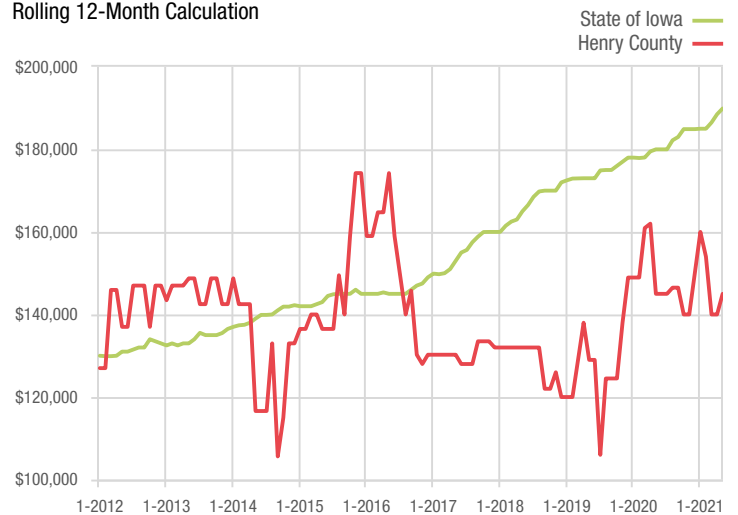
Median Sales Price - Single-Family Detached

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.