

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

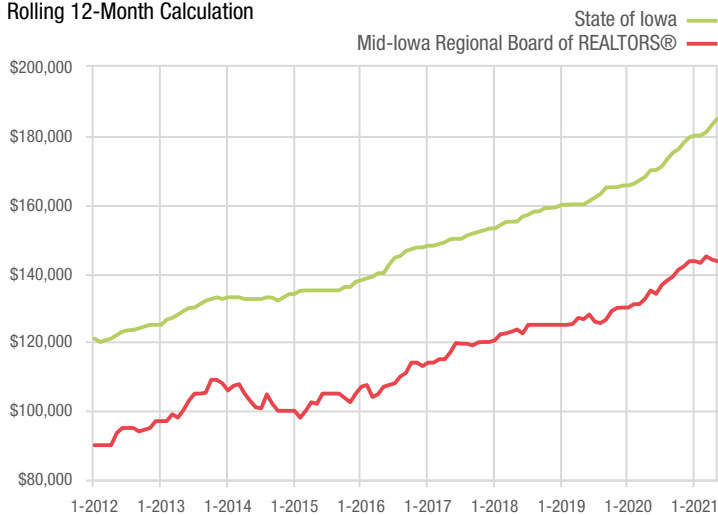
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	167	163	- 2.4%	671	609	- 9.2%
Pending Sales	138	148	+ 7.2%	547	561	+ 2.6%
Closed Sales	94	113	+ 20.2%	433	420	- 3.0%
Days on Market Until Sale	54	35	- 35.2%	76	52	- 31.6%
Median Sales Price*	\$152,750	\$143,500	- 6.1%	\$137,500	\$135,000	- 1.8%
Average Sales Price*	\$163,777	\$156,560	- 4.4%	\$155,259	\$162,141	+ 4.4%
Percent of List Price Received*	96.2%	99.0%	+ 2.9%	95.1%	97.1%	+ 2.1%
Inventory of Homes for Sale	353	172	- 51.3%	—	—	—
Months Supply of Inventory	3.1	1.4	- 54.8%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	9	—	14	33	+ 135.7%
Pending Sales	2	16	+ 700.0%	11	30	+ 172.7%
Closed Sales	2	4	+ 100.0%	8	18	+ 125.0%
Days on Market Until Sale	1	52	+ 5,100.0%	21	73	+ 247.6%
Median Sales Price*	\$149,500	\$199,950	+ 33.7%	\$186,500	\$199,950	+ 7.2%
Average Sales Price*	\$149,500	\$172,225	+ 15.2%	\$181,650	\$198,604	+ 9.3%
Percent of List Price Received*	99.3%	98.1%	- 1.2%	98.2%	100.4%	+ 2.2%
Inventory of Homes for Sale	11	14	+ 27.3%	—	—	—
Months Supply of Inventory	5.0	2.9	- 42.0%	—	—	—

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

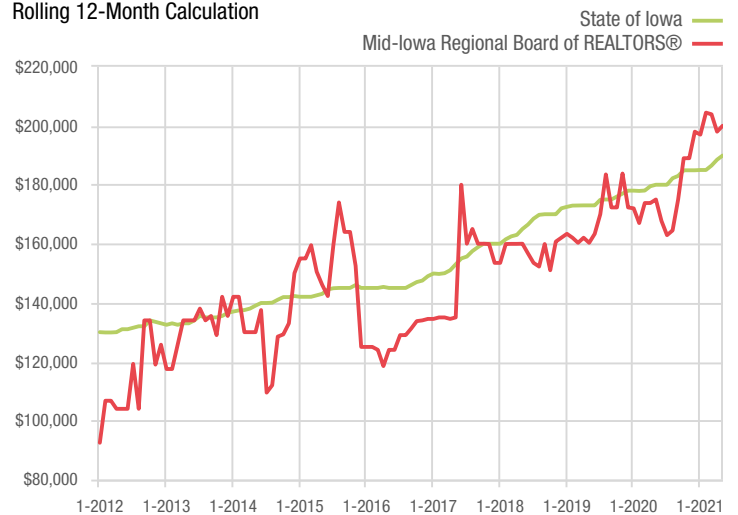
Median Sales Price - Single-Family Detached

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.