

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Polk County

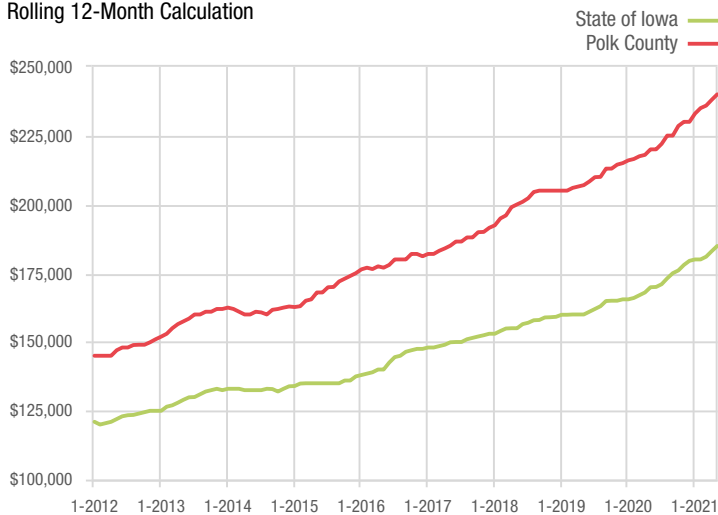
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	861	904	+ 5.0%	3,833	4,190	+ 9.3%
Pending Sales	747	780	+ 4.4%	2,997	3,284	+ 9.6%
Closed Sales	703	737	+ 4.8%	2,812	3,065	+ 9.0%
Days on Market Until Sale	48	23	- 52.1%	58	32	- 44.8%
Median Sales Price*	\$225,000	\$250,000	+ 11.1%	\$217,700	\$245,000	+ 12.5%
Average Sales Price*	\$239,128	\$268,345	+ 12.2%	\$232,906	\$263,739	+ 13.2%
Percent of List Price Received*	98.9%	101.0%	+ 2.1%	98.5%	100.1%	+ 1.6%
Inventory of Homes for Sale	2,351	2,314	- 1.6%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	183	187	+ 2.2%	729	852	+ 16.9%
Pending Sales	122	174	+ 42.6%	459	670	+ 46.0%
Closed Sales	115	157	+ 36.5%	418	627	+ 50.0%
Days on Market Until Sale	54	46	- 14.8%	58	52	- 10.3%
Median Sales Price*	\$189,060	\$187,000	- 1.1%	\$171,950	\$184,500	+ 7.3%
Average Sales Price*	\$191,410	\$213,450	+ 11.5%	\$190,628	\$201,523	+ 5.7%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	652	534	- 18.1%	—	—	—
Months Supply of Inventory	6.0	3.6	- 40.0%	—	—	—

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

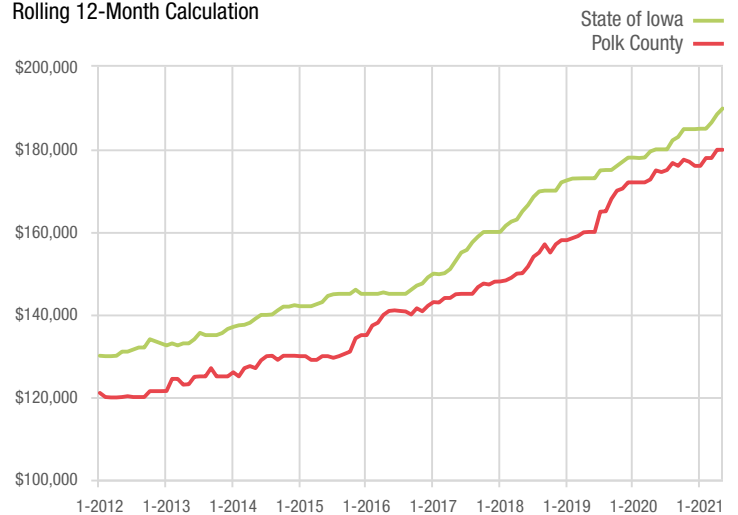
Median Sales Price - Single-Family Detached

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.