

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Pottawattamie County

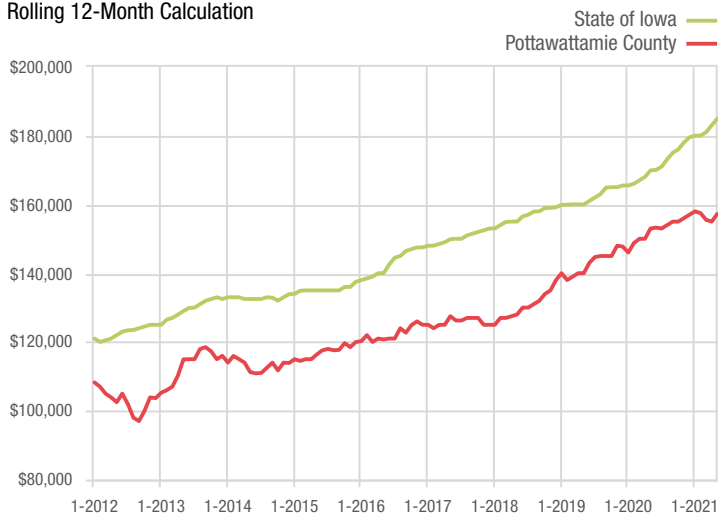
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	158	141	- 10.8%	636	577	- 9.3%
Pending Sales	145	122	- 15.9%	535	512	- 4.3%
Closed Sales	104	133	+ 27.9%	420	459	+ 9.3%
Days on Market Until Sale	19	12	- 36.8%	27	16	- 40.7%
Median Sales Price*	\$149,200	\$165,000	+ 10.6%	\$150,000	\$153,000	+ 2.0%
Average Sales Price*	\$174,001	\$199,562	+ 14.7%	\$179,012	\$191,926	+ 7.2%
Percent of List Price Received*	98.7%	101.1%	+ 2.4%	98.2%	100.2%	+ 2.0%
Inventory of Homes for Sale	143	93	- 35.0%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	6	5	- 16.7%	35	33	- 5.7%
Pending Sales	7	4	- 42.9%	26	32	+ 23.1%
Closed Sales	7	7	0.0%	22	23	+ 4.5%
Days on Market Until Sale	46	3	- 93.5%	49	29	- 40.8%
Median Sales Price*	\$279,500	\$251,750	- 9.9%	\$247,000	\$225,500	- 8.7%
Average Sales Price*	\$228,415	\$216,711	- 5.1%	\$231,698	\$227,333	- 1.9%
Percent of List Price Received*	96.0%	101.8%	+ 6.0%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	2.6	0.9	- 65.4%	—	—	—

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

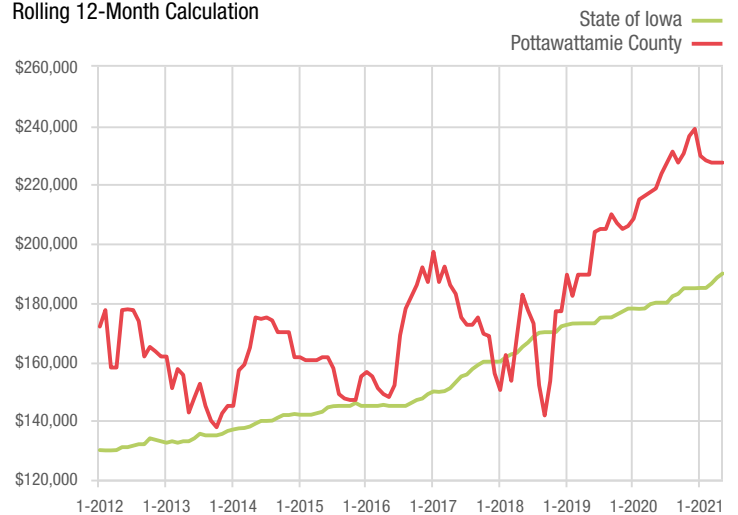
Median Sales Price - Single-Family Detached

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.