

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Warren County

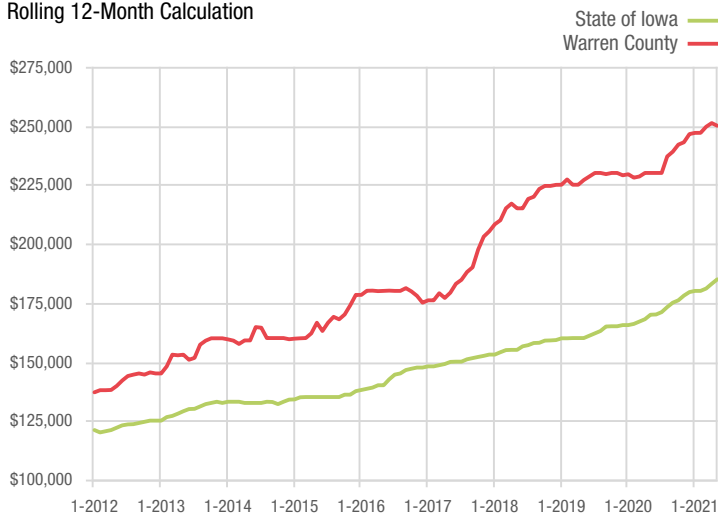
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	113	93	- 17.7%	424	423	- 0.2%
Pending Sales	88	82	- 6.8%	315	327	+ 3.8%
Closed Sales	87	76	- 12.6%	298	308	+ 3.4%
Days on Market Until Sale	51	31	- 39.2%	63	41	- 34.9%
Median Sales Price*	\$241,000	\$226,250	- 6.1%	\$228,175	\$251,450	+ 10.2%
Average Sales Price*	\$277,083	\$261,094	- 5.8%	\$255,242	\$282,813	+ 10.8%
Percent of List Price Received*	99.6%	100.5%	+ 0.9%	98.7%	99.9%	+ 1.2%
Inventory of Homes for Sale	306	291	- 4.9%	—	—	—
Months Supply of Inventory	4.4	3.7	- 15.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	16	9	- 43.8%	77	67	- 13.0%
Pending Sales	10	13	+ 30.0%	52	49	- 5.8%
Closed Sales	8	17	+ 112.5%	46	45	- 2.2%
Days on Market Until Sale	184	107	- 41.8%	135	104	- 23.0%
Median Sales Price*	\$181,450	\$214,000	+ 17.9%	\$204,980	\$214,000	+ 4.4%
Average Sales Price*	\$208,863	\$232,015	+ 11.1%	\$208,952	\$236,890	+ 13.4%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	78	37	- 52.6%	—	—	—
Months Supply of Inventory	8.4	2.8	- 66.7%	—	—	—

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

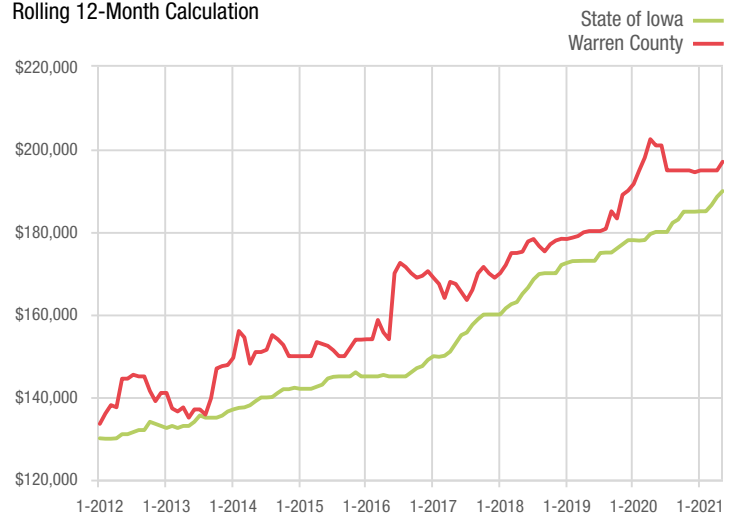
Median Sales Price - Single-Family Detached

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.