

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

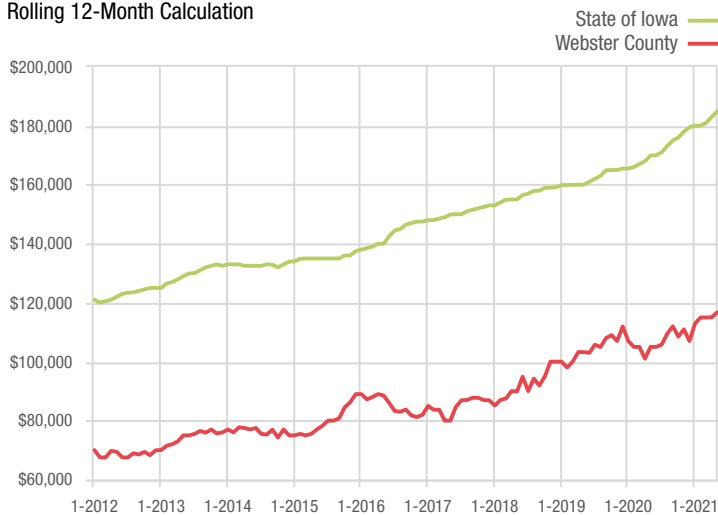
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	42	47	+ 11.9%	194	179	- 7.7%
Pending Sales	54	22	- 59.3%	180	139	- 22.8%
Closed Sales	41	34	- 17.1%	149	146	- 2.0%
Days on Market Until Sale	84	57	- 32.1%	102	56	- 45.1%
Median Sales Price*	\$114,000	\$117,000	+ 2.6%	\$86,000	\$115,000	+ 33.7%
Average Sales Price*	\$129,102	\$133,749	+ 3.6%	\$112,994	\$129,641	+ 14.7%
Percent of List Price Received*	94.9%	95.8%	+ 0.9%	92.6%	95.4%	+ 3.0%
Inventory of Homes for Sale	95	89	- 6.3%	—	—	—
Months Supply of Inventory	2.6	2.5	- 3.8%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	1	0.0%	10	5	- 50.0%
Pending Sales	2	3	+ 50.0%	5	7	+ 40.0%
Closed Sales	1	4	+ 300.0%	4	5	+ 25.0%
Days on Market Until Sale	4	76	+ 1,800.0%	176	116	- 34.1%
Median Sales Price*	\$147,000	\$158,250	+ 7.7%	\$188,000	\$76,500	- 59.3%
Average Sales Price*	\$147,000	\$156,625	+ 6.5%	\$174,625	\$139,000	- 20.4%
Percent of List Price Received*	96.7%	93.2%	- 3.6%	97.3%	93.1%	- 4.3%
Inventory of Homes for Sale	15	4	- 73.3%	—	—	—
Months Supply of Inventory	9.4	2.2	- 76.6%	—	—	—

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

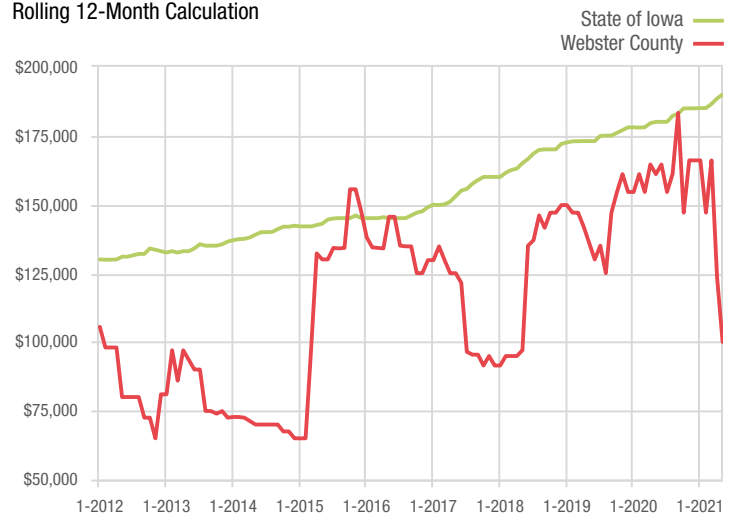
Median Sales Price - Single-Family Detached

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.