

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

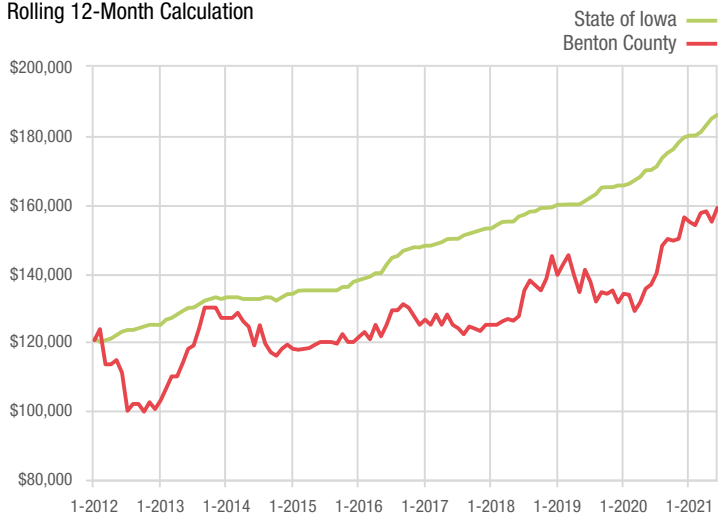
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	45	34	- 24.4%	184	164	- 10.9%
Pending Sales	44	31	- 29.5%	162	159	- 1.9%
Closed Sales	37	29	- 21.6%	135	123	- 8.9%
Days on Market Until Sale	57	35	- 38.6%	70	48	- 31.4%
Median Sales Price*	\$158,000	\$200,000	+ 26.6%	\$153,000	\$152,500	- 0.3%
Average Sales Price*	\$190,462	\$215,573	+ 13.2%	\$160,117	\$177,932	+ 11.1%
Percent of List Price Received*	96.5%	98.9%	+ 2.5%	96.1%	98.0%	+ 2.0%
Inventory of Homes for Sale	64	32	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	4	2	- 50.0%	8	17	+ 112.5%
Pending Sales	1	2	+ 100.0%	3	14	+ 366.7%
Closed Sales	0	3	—	2	11	+ 450.0%
Days on Market Until Sale	—	123	—	27	65	+ 140.7%
Median Sales Price*	—	\$150,000	—	\$219,450	\$229,900	+ 4.8%
Average Sales Price*	—	\$129,967	—	\$219,450	\$201,336	- 8.3%
Percent of List Price Received*	—	94.2%	—	94.9%	100.7%	+ 6.1%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
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.

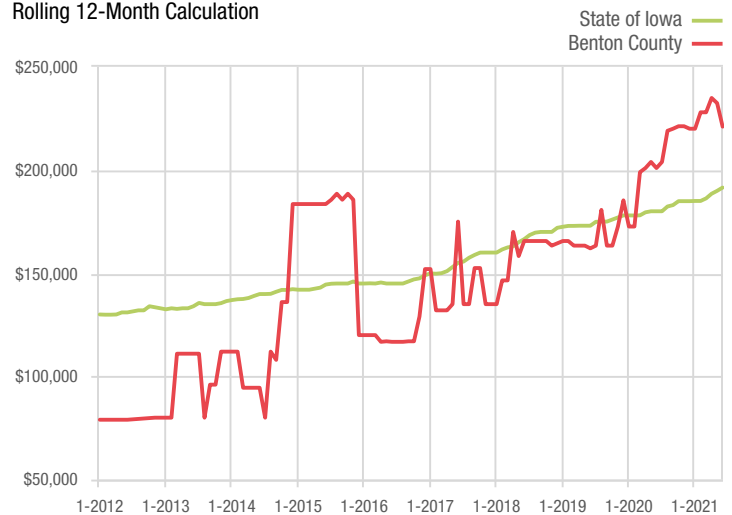
Median Sales Price - Single-Family Detached

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.