

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

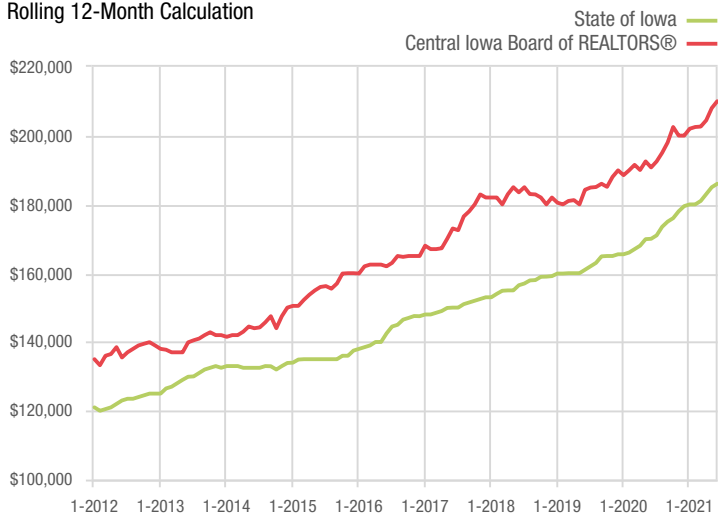
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	183	168	- 8.2%	985	904	- 8.2%
Pending Sales	166	167	+ 0.6%	785	823	+ 4.8%
Closed Sales	168	180	+ 7.1%	667	687	+ 3.0%
Days on Market Until Sale	52	20	- 61.5%	59	34	- 42.4%
Median Sales Price*	\$196,000	\$220,000	+ 12.2%	\$189,500	\$215,000	+ 13.5%
Average Sales Price*	\$219,498	\$254,735	+ 16.1%	\$210,547	\$242,302	+ 15.1%
Percent of List Price Received*	97.9%	100.2%	+ 2.3%	97.5%	99.5%	+ 2.1%
Inventory of Homes for Sale	412	253	- 38.6%	—	—	—
Months Supply of Inventory	3.2	1.9	- 40.6%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	20	21	+ 5.0%	128	95	- 25.8%
Pending Sales	19	10	- 47.4%	92	79	- 14.1%
Closed Sales	23	16	- 30.4%	76	72	- 5.3%
Days on Market Until Sale	79	42	- 46.8%	74	57	- 23.0%
Median Sales Price*	\$160,000	\$237,000	+ 48.1%	\$200,000	\$215,000	+ 7.5%
Average Sales Price*	\$172,105	\$230,038	+ 33.7%	\$204,789	\$222,548	+ 8.7%
Percent of List Price Received*	95.6%	100.9%	+ 5.5%	96.6%	100.0%	+ 3.5%
Inventory of Homes for Sale	63	40	- 36.5%	—	—	—
Months Supply of Inventory	4.6	2.7	- 41.3%	—	—	—

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

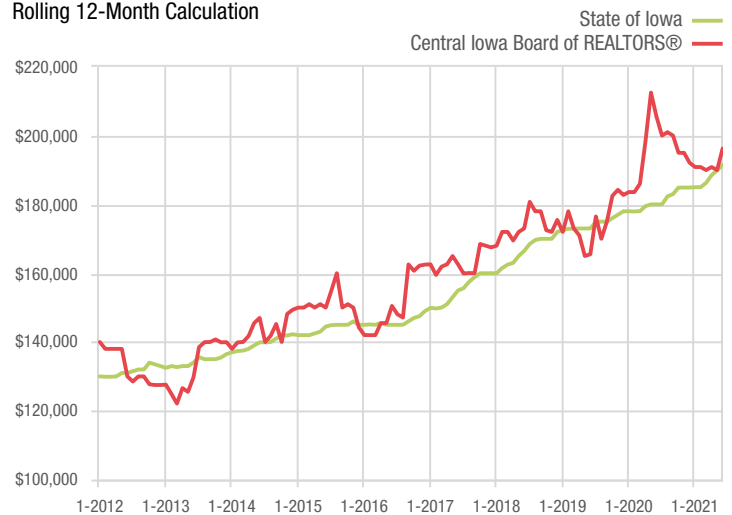
Median Sales Price - Single-Family Detached

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.