

# Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

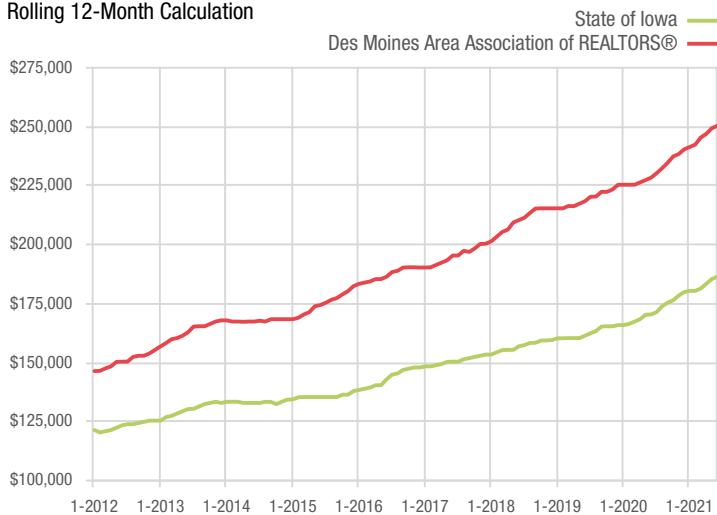
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1,480	<b>1,469</b>	- 0.7%	7,317	<b>7,815</b>	+ 6.8%
Pending Sales	1,351	<b>1,500</b>	+ 11.0%	5,749	<b>6,378</b>	+ 10.9%
Closed Sales	1,321	<b>1,362</b>	+ 3.1%	5,423	<b>5,965</b>	+ 10.0%
Days on Market Until Sale	51	<b>20</b>	- 60.8%	60	<b>32</b>	- 46.7%
Median Sales Price*	\$238,000	<b>\$270,140</b>	+ 13.5%	\$229,900	<b>\$258,000</b>	+ 12.2%
Average Sales Price*	\$256,265	<b>\$299,536</b>	+ 16.9%	\$247,945	<b>\$283,012</b>	+ 14.1%
Percent of List Price Received*	98.8%	<b>101.0%</b>	+ 2.2%	98.6%	<b>100.1%</b>	+ 1.5%
Inventory of Homes for Sale	3,783	<b>3,658</b>	- 3.3%	—	—	—
Months Supply of Inventory	3.9	<b>3.3</b>	- 15.4%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	307	<b>241</b>	- 21.5%	1,479	<b>1,576</b>	+ 6.6%
Pending Sales	232	<b>282</b>	+ 21.6%	967	<b>1,289</b>	+ 33.3%
Closed Sales	230	<b>252</b>	+ 9.6%	903	<b>1,208</b>	+ 33.8%
Days on Market Until Sale	66	<b>40</b>	- 39.4%	65	<b>55</b>	- 15.4%
Median Sales Price*	\$173,750	<b>\$196,700</b>	+ 13.2%	\$178,500	<b>\$194,500</b>	+ 9.0%
Average Sales Price*	\$194,848	<b>\$220,847</b>	+ 13.3%	\$192,187	<b>\$210,164</b>	+ 9.4%
Percent of List Price Received*	99.0%	<b>100.3%</b>	+ 1.3%	98.7%	<b>99.5%</b>	+ 0.8%
Inventory of Homes for Sale	1,013	<b>788</b>	- 22.2%	—	—	—
Months Supply of Inventory	6.0	<b>3.5</b>	- 41.7%	—	—	—

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

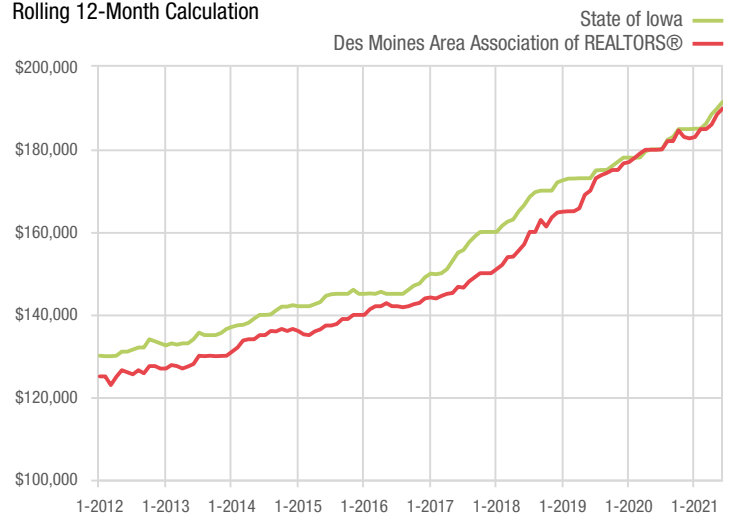
### Median Sales Price - Single-Family Detached

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.