

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

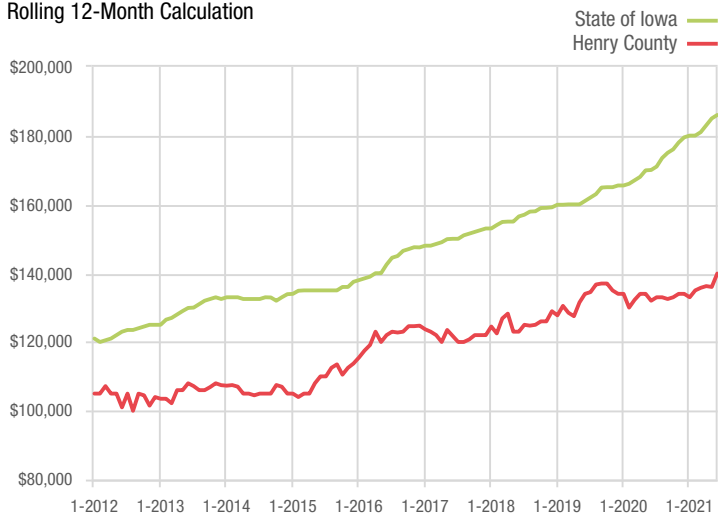
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	96	69	- 28.1%	337	326	- 3.3%
Pending Sales	68	54	- 20.6%	299	307	+ 2.7%
Closed Sales	54	68	+ 25.9%	251	272	+ 8.4%
Days on Market Until Sale	78	19	- 75.6%	75	48	- 36.0%
Median Sales Price*	\$141,000	\$161,750	+ 14.7%	\$132,500	\$149,000	+ 12.5%
Average Sales Price*	\$146,220	\$197,076	+ 34.8%	\$141,229	\$169,777	+ 20.2%
Percent of List Price Received*	95.4%	101.3%	+ 6.2%	96.1%	97.6%	+ 1.6%
Inventory of Homes for Sale	146	68	- 53.4%	—	—	—
Months Supply of Inventory	3.1	1.3	- 58.1%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	2	3	+ 50.0%	5	10	+ 100.0%
Pending Sales	0	2	—	3	8	+ 166.7%
Closed Sales	0	0	0.0%	4	8	+ 100.0%
Days on Market Until Sale	—	—	—	36	59	+ 63.9%
Median Sales Price*	—	—	—	\$131,000	\$145,000	+ 10.7%
Average Sales Price*	—	—	—	\$124,188	\$120,175	- 3.2%
Percent of List Price Received*	—	—	—	97.0%	97.4%	+ 0.4%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.5	3.1	+ 106.7%	—	—	—

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

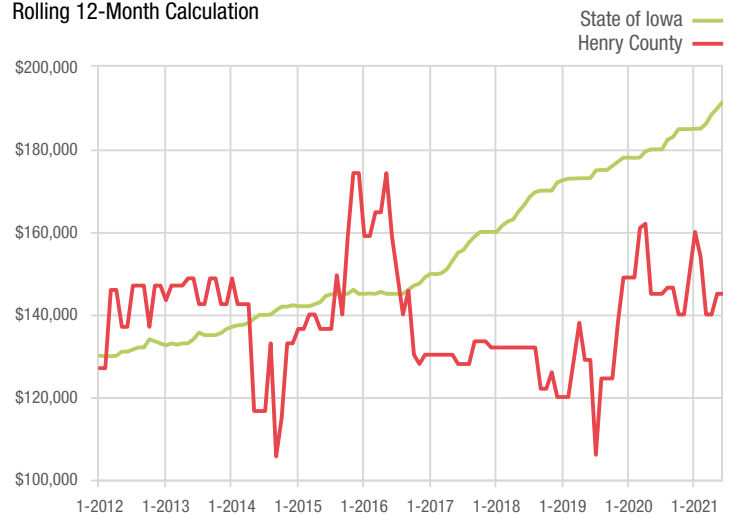
Median Sales Price - Single-Family Detached

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.