

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

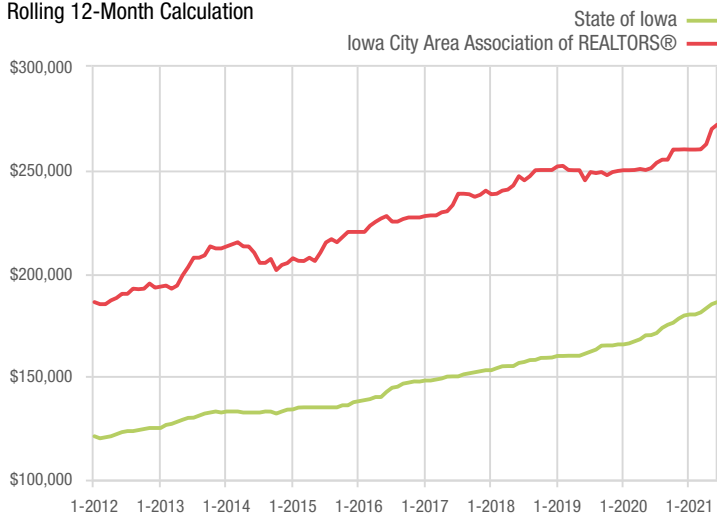
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	289	285	- 1.4%	1,669	1,508	- 9.6%
Pending Sales	263	244	- 7.2%	1,145	1,225	+ 7.0%
Closed Sales	261	310	+ 18.8%	986	1,054	+ 6.9%
Days on Market Until Sale	66	45	- 31.8%	70	52	- 25.7%
Median Sales Price*	\$270,000	\$305,000	+ 13.0%	\$255,000	\$280,000	+ 9.8%
Average Sales Price*	\$303,368	\$329,048	+ 8.5%	\$281,192	\$304,282	+ 8.2%
Percent of List Price Received*	97.9%	99.7%	+ 1.8%	97.7%	99.1%	+ 1.4%
Inventory of Homes for Sale	689	450	- 34.7%	—	—	—
Months Supply of Inventory	3.8	2.2	- 42.1%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	104	136	+ 30.8%	923	1,023	+ 10.8%
Pending Sales	125	116	- 7.2%	554	742	+ 33.9%
Closed Sales	141	178	+ 26.2%	461	610	+ 32.3%
Days on Market Until Sale	63	50	- 20.6%	66	61	- 7.6%
Median Sales Price*	\$205,000	\$223,200	+ 8.9%	\$203,000	\$215,000	+ 5.9%
Average Sales Price*	\$209,238	\$226,373	+ 8.2%	\$209,613	\$218,969	+ 4.5%
Percent of List Price Received*	99.7%	100.8%	+ 1.1%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	424	348	- 17.9%	—	—	—
Months Supply of Inventory	5.4	3.3	- 38.9%	—	—	—

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

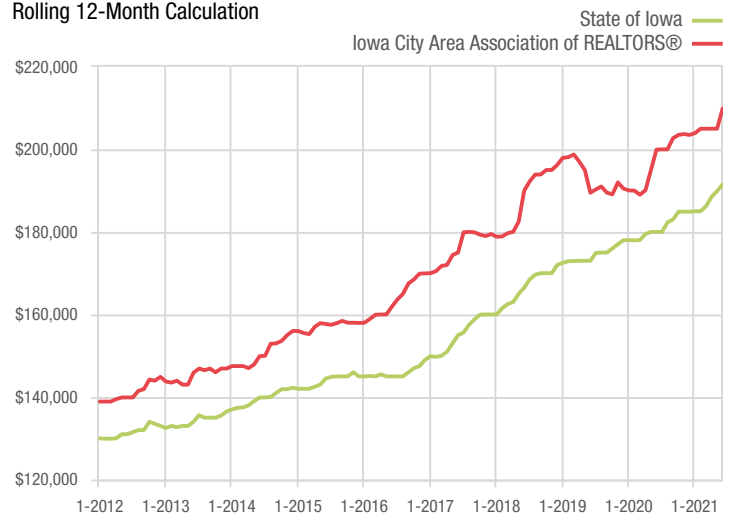
Median Sales Price - Single-Family Detached

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.