

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Mid-Iowa Regional Board of REALTORS®

Includes Benton, Iowa, Marshall, Poweshiek and Tama Counties

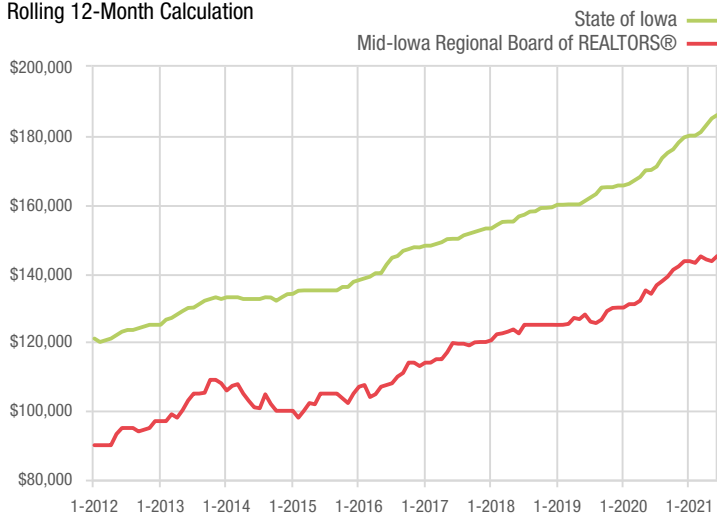
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	194	164	- 15.5%	865	773	- 10.6%
Pending Sales	188	147	- 21.8%	735	707	- 3.8%
Closed Sales	157	138	- 12.1%	591	559	- 5.4%
Days on Market Until Sale	55	37	- 32.7%	70	48	- 31.4%
Median Sales Price*	\$137,500	\$157,500	+ 14.5%	\$137,500	\$141,250	+ 2.7%
Average Sales Price*	\$157,858	\$186,104	+ 17.9%	\$155,832	\$167,913	+ 7.8%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	95.7%	97.3%	+ 1.7%
Inventory of Homes for Sale	336	183	- 45.5%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	9	9	0.0%	23	42	+ 82.6%
Pending Sales	3	7	+ 133.3%	14	37	+ 164.3%
Closed Sales	3	7	+ 133.3%	11	27	+ 145.5%
Days on Market Until Sale	117	44	- 62.4%	47	60	+ 27.7%
Median Sales Price*	\$159,900	\$150,000	- 6.2%	\$175,000	\$199,900	+ 14.2%
Average Sales Price*	\$151,300	\$169,114	+ 11.8%	\$173,373	\$193,673	+ 11.7%
Percent of List Price Received*	96.9%	97.5%	+ 0.6%	97.8%	99.8%	+ 2.0%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	7.1	3.1	- 56.3%	—	—	—

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

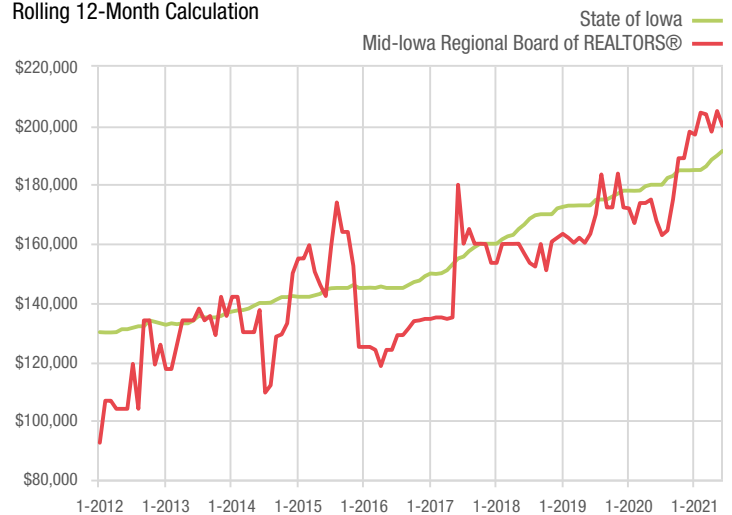
Median Sales Price - Single-Family Detached

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.