

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Second Congressional District

Includes Appanoose, Cedar, Clarke, Clinton, Davis, Decatur, Des Moines, Henry, Jasper, Jefferson, Johnson, Keokuk, Lee, Louisa, Lucas, Mahaska, Marion, Monroe, Muscatine, Scott, Van Buren, Wapello, Washington and Wayne Counties

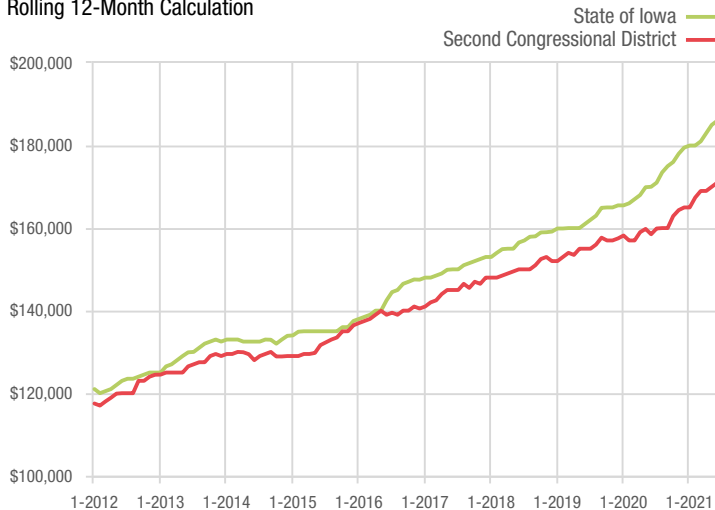
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1,133	1,263	+ 11.5%	5,986	5,918	- 1.1%
Pending Sales	1,036	1,011	- 2.4%	4,789	5,086	+ 6.2%
Closed Sales	907	1,108	+ 22.2%	3,939	4,361	+ 10.7%
Days on Market Until Sale	65	36	- 44.6%	69	47	- 31.9%
Median Sales Price*	\$180,000	\$195,500	+ 8.6%	\$161,000	\$176,000	+ 9.3%
Average Sales Price*	\$211,802	\$239,117	+ 12.9%	\$195,508	\$214,562	+ 9.7%
Percent of List Price Received*	96.7%	99.8%	+ 3.2%	96.4%	98.1%	+ 1.8%
Inventory of Homes for Sale	2,527	1,683	- 33.4%	—	—	—
Months Supply of Inventory	3.3	2.0	- 39.4%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	149	178	+ 19.5%	1,164	1,257	+ 8.0%
Pending Sales	174	149	- 14.4%	749	959	+ 28.0%
Closed Sales	167	216	+ 29.3%	609	810	+ 33.0%
Days on Market Until Sale	62	44	- 29.0%	63	58	- 7.9%
Median Sales Price*	\$202,900	\$220,000	+ 8.4%	\$196,000	\$209,900	+ 7.1%
Average Sales Price*	\$206,619	\$222,199	+ 7.5%	\$203,986	\$213,514	+ 4.7%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	98.8%	99.8%	+ 1.0%
Inventory of Homes for Sale	516	410	- 20.5%	—	—	—
Months Supply of Inventory	4.7	2.9	- 38.3%	—	—	—

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

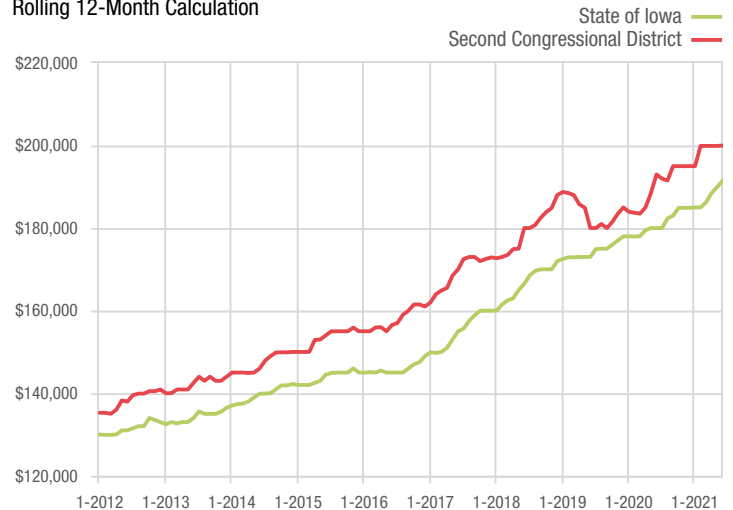
Median Sales Price - Single-Family Detached

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.