

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Southwest Iowa Association of REALTORS®

Includes Mills and Pottawattamie Counties

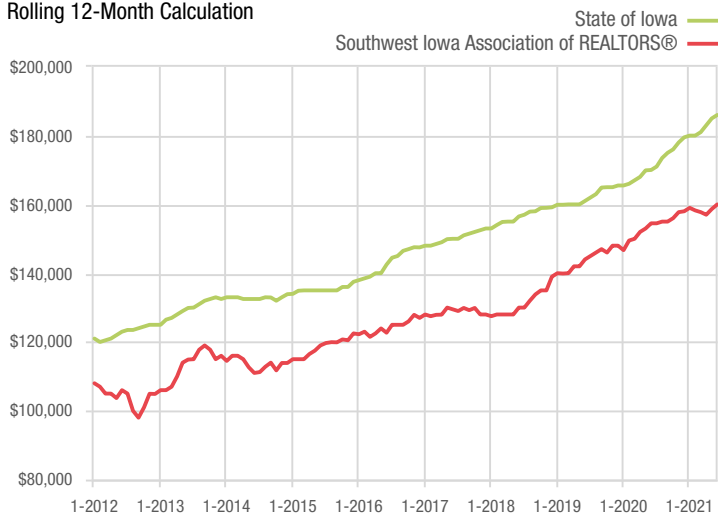
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	172	163	- 5.2%	877	791	- 9.8%
Pending Sales	162	105	- 35.2%	751	695	- 7.5%
Closed Sales	154	130	- 15.6%	615	647	+ 5.2%
Days on Market Until Sale	26	12	- 53.8%	28	16	- 42.9%
Median Sales Price*	\$160,000	\$183,500	+ 14.7%	\$155,500	\$160,000	+ 2.9%
Average Sales Price*	\$202,035	\$220,126	+ 9.0%	\$183,935	\$199,834	+ 8.6%
Percent of List Price Received*	99.6%	102.5%	+ 2.9%	98.6%	100.6%	+ 2.0%
Inventory of Homes for Sale	153	117	- 23.5%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	7	4	- 42.9%	53	49	- 7.5%
Pending Sales	10	2	- 80.0%	37	38	+ 2.7%
Closed Sales	7	5	- 28.6%	29	29	0.0%
Days on Market Until Sale	17	24	+ 41.2%	41	27	- 34.1%
Median Sales Price*	\$240,000	\$265,000	+ 10.4%	\$240,000	\$227,000	- 5.4%
Average Sales Price*	\$218,000	\$253,900	+ 16.5%	\$228,392	\$232,489	+ 1.8%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	22	7	- 68.2%	—	—	—
Months Supply of Inventory	3.7	1.1	- 70.3%	—	—	—

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

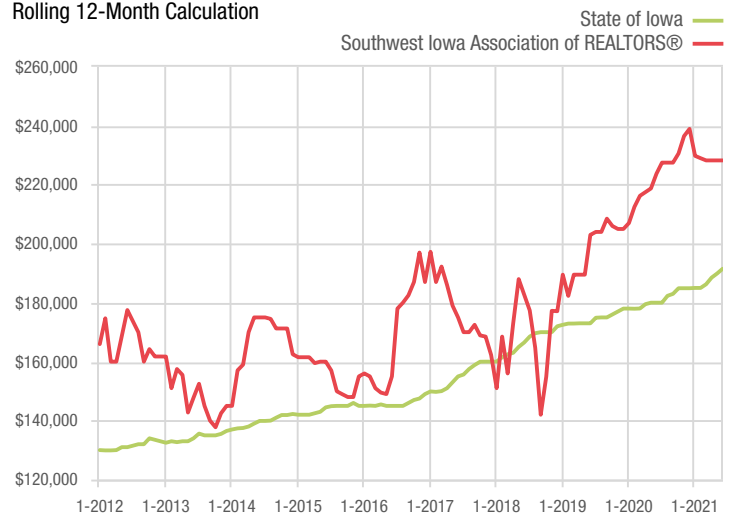
Median Sales Price - Single-Family Detached

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.