

# Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



## West Central Iowa Regional Board of REALTORS®

Includes Adair, Adams, Audubon, Carroll, Cass, Clarke (West of I-35), Crawford, Decatur (West of I-35), Fremont, Greene, Guthrie, Harrison, Monona, Montgomery, Page, Ringgold, Shelby, Taylor and Union Counties

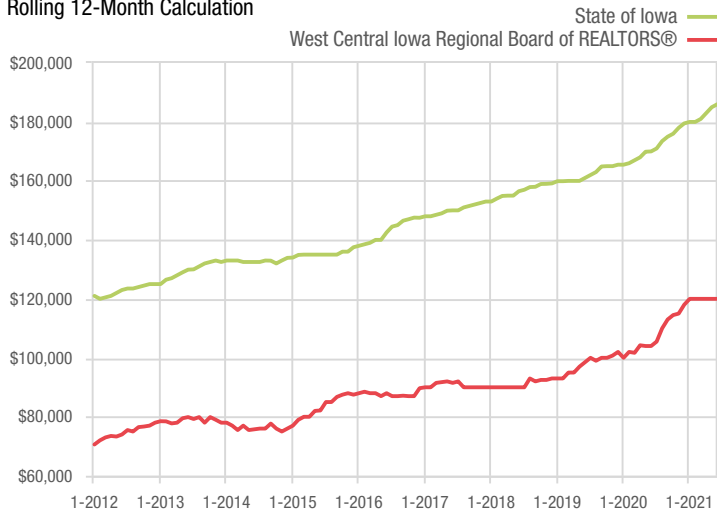
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	215	<b>233</b>	+ 8.4%	1,052	<b>1,049</b>	- 0.3%
Pending Sales	216	<b>197</b>	- 8.8%	860	<b>916</b>	+ 6.5%
Closed Sales	196	<b>200</b>	+ 2.0%	715	<b>799</b>	+ 11.7%
Days on Market Until Sale	95	<b>62</b>	- 34.7%	100	<b>71</b>	- 29.0%
Median Sales Price*	\$125,000	<b>\$125,500</b>	+ 0.4%	\$106,450	<b>\$112,250</b>	+ 5.4%
Average Sales Price*	\$142,348	<b>\$146,188</b>	+ 2.7%	\$131,276	<b>\$144,827</b>	+ 10.3%
Percent of List Price Received*	94.6%	<b>95.9%</b>	+ 1.4%	94.1%	<b>94.4%</b>	+ 0.3%
Inventory of Homes for Sale	588	<b>399</b>	- 32.1%	—	—	—
Months Supply of Inventory	4.1	<b>2.6</b>	- 36.6%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	3	<b>5</b>	+ 66.7%	32	<b>23</b>	- 28.1%
Pending Sales	2	<b>2</b>	0.0%	21	<b>17</b>	- 19.0%
Closed Sales	4	<b>5</b>	+ 25.0%	23	<b>18</b>	- 21.7%
Days on Market Until Sale	107	<b>90</b>	- 15.9%	95	<b>103</b>	+ 8.4%
Median Sales Price*	\$224,375	<b>\$164,000</b>	- 26.9%	\$147,500	<b>\$176,000</b>	+ 19.3%
Average Sales Price*	\$190,563	<b>\$182,800</b>	- 4.1%	\$158,946	<b>\$196,006</b>	+ 23.3%
Percent of List Price Received*	91.9%	<b>95.6%</b>	+ 4.0%	92.7%	<b>95.7%</b>	+ 3.2%
Inventory of Homes for Sale	23	<b>14</b>	- 39.1%	—	—	—
Months Supply of Inventory	7.0	<b>3.2</b>	- 54.3%	—	—	—

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

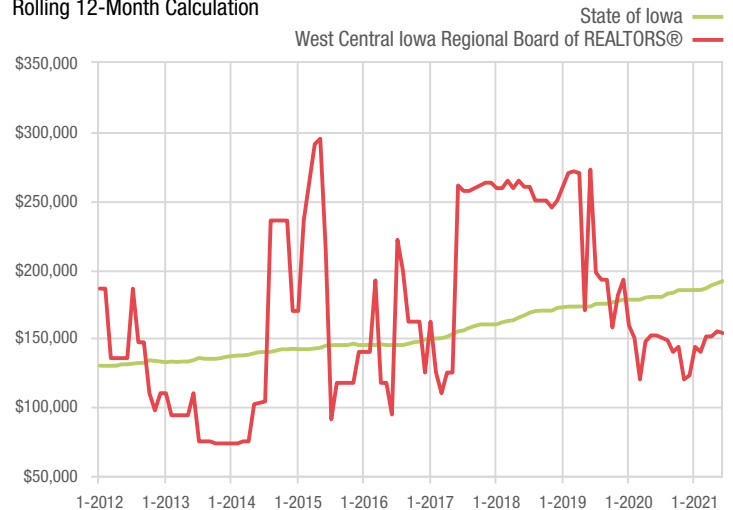
### Median Sales Price - Single-Family Detached

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.