Local Market Update – July 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

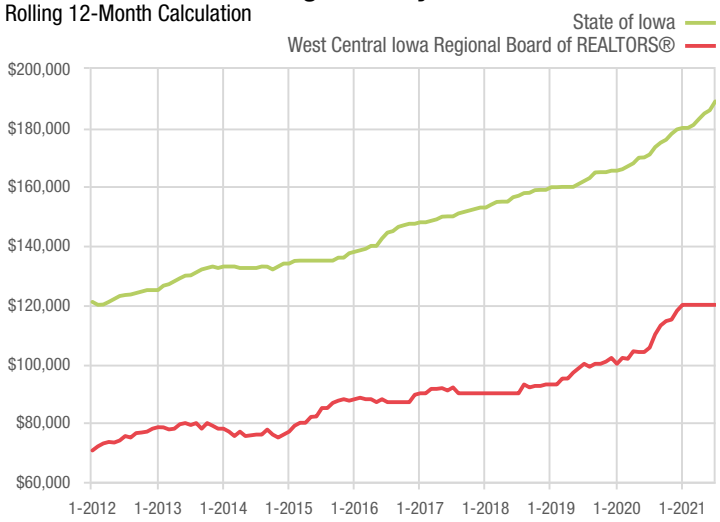
Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	208	**223**	+ 7.2%	1,260	**1,276**	+ 1.3%
Pending Sales	198	**178**	- 10.1%	1,058	**1,105**	+ 4.4%
Closed Sales	203	**175**	- 13.8%	918	**981**	+ 6.9%
Days on Market Until Sale	95	**42**	- 55.8%	99	**66**	- 33.3%
Median Sales Price*	$130,000	**$126,500**	- 2.7%	$112,000	**$118,750**	+ 6.0%
Average Sales Price*	$174,203	**$169,150**	- 2.9%	$140,779	**$149,986**	+ 6.5%
Percent of List Price Received*	96.5%	**96.7%**	+ 0.2%	94.6%	**94.8%**	+ 0.2%
Inventory of Homes for Sale	565	**401**	- 29.0%	—	—	—
Months Supply of Inventory	3.9	**2.6**	- 33.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	7	**1**	- 85.7%	39	**24**	- 38.5%
Pending Sales	5	**4**	- 20.0%	26	**22**	- 15.4%
Closed Sales	2	**3**	+ 50.0%	25	**21**	- 16.0%
Days on Market Until Sale	199	**31**	- 84.4%	104	**93**	- 10.6%
Median Sales Price*	$91,813	**$139,000**	+ 51.4%	$117,000	**$173,000**	+ 47.9%
Average Sales Price*	$91,813	**$187,967**	+ 104.7%	$153,575	**$194,857**	+ 26.9%
Percent of List Price Received*	89.6%	**96.1%**	+ 7.3%	92.5%	**95.8%**	+ 3.6%
Inventory of Homes for Sale	25	**9**	- 64.0%	—	—	—
Months Supply of Inventory	7.4	**2.1**	- 71.6%	—	—	—

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

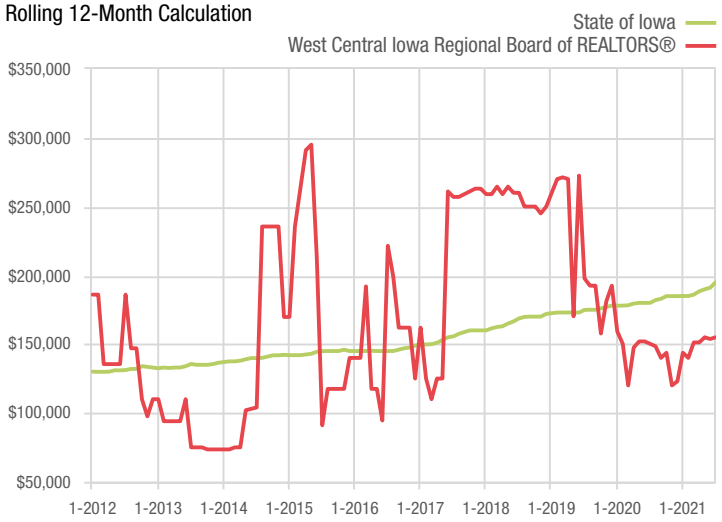
Median Sales Price - Single-Family Detached

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.

Current as of August 15, 2021. All data from the multiple listing services in the state of Iowa. | Report © 2021 ShowingTime.