

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Benton County

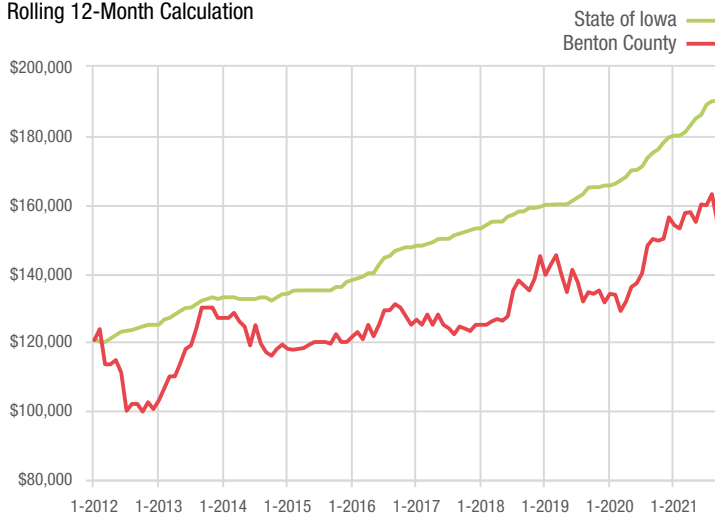
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	13	48	+ 269.2%	258	293	+ 13.6%
Pending Sales	20	29	+ 45.0%	235	258	+ 9.8%
Closed Sales	35	31	- 11.4%	231	227	- 1.7%
Days on Market Until Sale	40	31	- 22.5%	58	41	- 29.3%
Median Sales Price*	\$158,000	\$147,000	- 7.0%	\$155,000	\$155,000	0.0%
Average Sales Price*	\$179,859	\$158,826	- 11.7%	\$168,579	\$180,138	+ 6.9%
Percent of List Price Received*	96.9%	97.9%	+ 1.0%	96.8%	98.6%	+ 1.9%
Inventory of Homes for Sale	46	53	+ 15.2%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	4	3	- 25.0%	14	20	+ 42.9%
Pending Sales	4	3	- 25.0%	9	19	+ 111.1%
Closed Sales	1	2	+ 100.0%	5	14	+ 180.0%
Days on Market Until Sale	73	38	- 47.9%	48	60	+ 25.0%
Median Sales Price*	\$209,000	\$228,500	+ 9.3%	\$219,000	\$224,950	+ 2.7%
Average Sales Price*	\$209,000	\$228,500	+ 9.3%	\$217,580	\$200,693	- 7.8%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	96.4%	100.1%	+ 3.8%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	4.2	2.9	- 31.0%	—	—	—

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

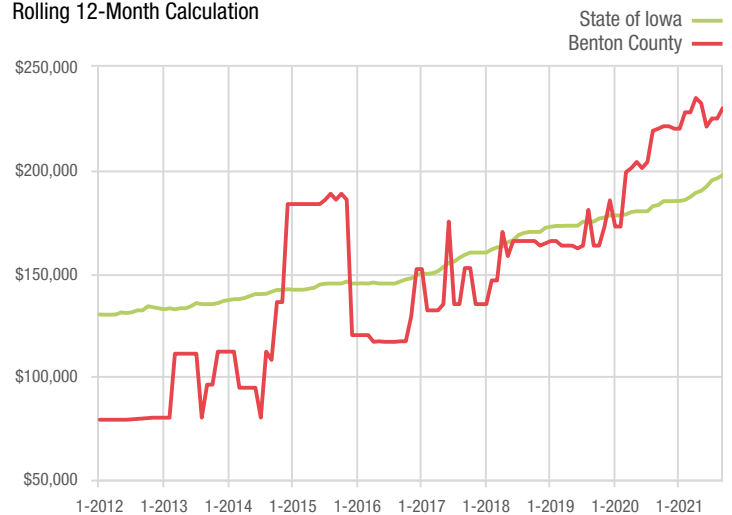
Median Sales Price - Single-Family Detached

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.