

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Central Iowa Board of REALTORS®

Includes Boone and Story Counties

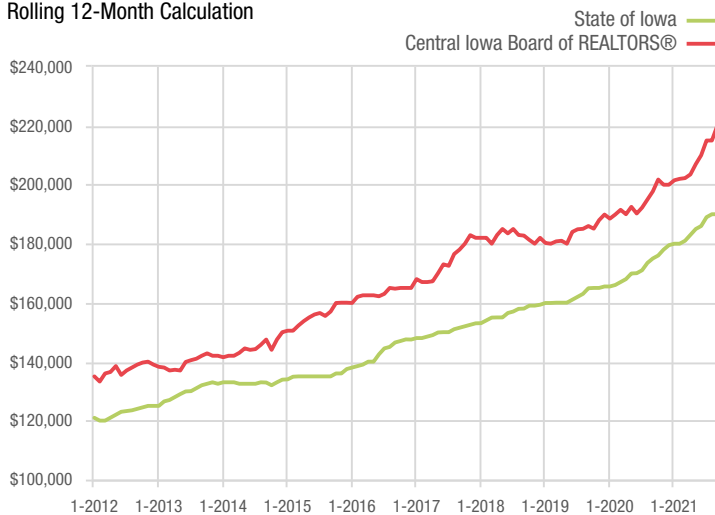
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	124	181	+ 46.0%	1,382	1,379	- 0.2%
Pending Sales	118	121	+ 2.5%	1,210	1,200	- 0.8%
Closed Sales	131	113	- 13.7%	1,152	1,148	- 0.3%
Days on Market Until Sale	50	26	- 48.0%	54	29	- 46.3%
Median Sales Price*	\$203,000	\$253,500	+ 24.9%	\$199,000	\$225,000	+ 13.1%
Average Sales Price*	\$225,313	\$261,628	+ 16.1%	\$219,291	\$252,739	+ 15.3%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	97.8%	99.9%	+ 2.1%
Inventory of Homes for Sale	317	324	+ 2.2%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	15	24	+ 60.0%	186	147	- 21.0%
Pending Sales	15	18	+ 20.0%	146	123	- 15.8%
Closed Sales	20	10	- 50.0%	131	116	- 11.5%
Days on Market Until Sale	73	63	- 13.7%	82	49	- 40.2%
Median Sales Price*	\$195,750	\$228,250	+ 16.6%	\$194,000	\$210,750	+ 8.6%
Average Sales Price*	\$201,753	\$219,710	+ 8.9%	\$204,341	\$216,122	+ 5.8%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	97.1%	100.2%	+ 3.2%
Inventory of Homes for Sale	58	40	- 31.0%	—	—	—
Months Supply of Inventory	3.9	2.9	- 25.6%	—	—	—

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

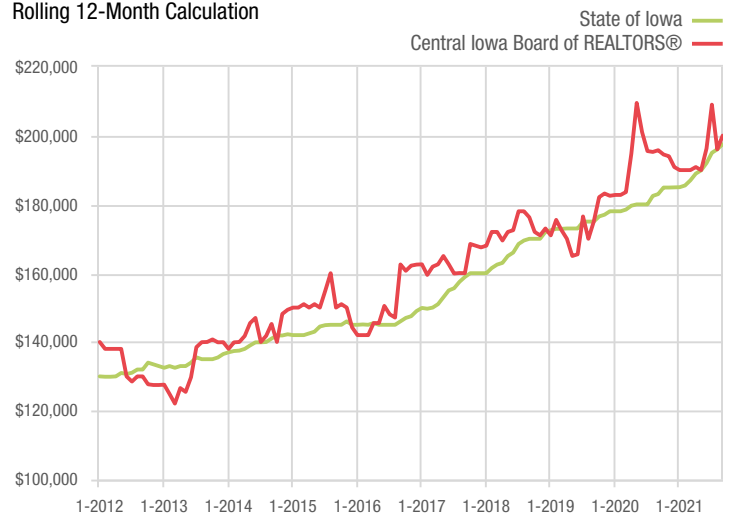
Median Sales Price - Single-Family Detached

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.