

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Henry County

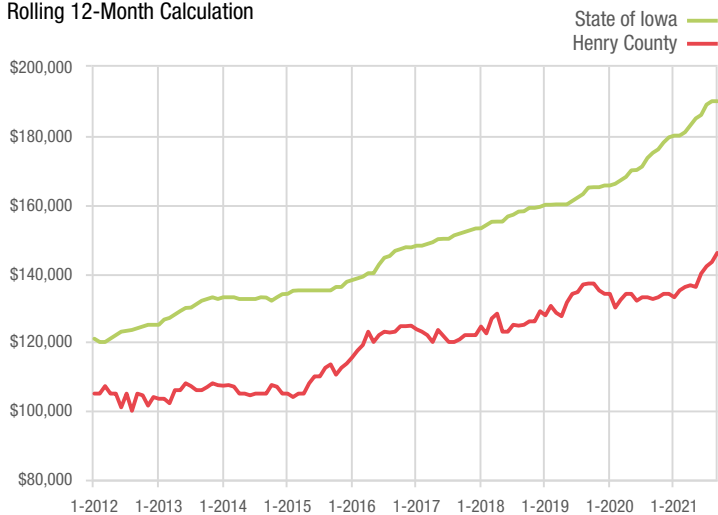
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	59	68	+ 15.3%	534	560	+ 4.9%
Pending Sales	53	54	+ 1.9%	514	497	- 3.3%
Closed Sales	73	66	- 9.6%	460	471	+ 2.4%
Days on Market Until Sale	49	21	- 57.1%	71	35	- 50.7%
Median Sales Price*	\$134,900	\$151,500	+ 12.3%	\$134,000	\$149,654	+ 11.7%
Average Sales Price*	\$136,207	\$158,470	+ 16.3%	\$143,379	\$166,716	+ 16.3%
Percent of List Price Received*	95.1%	98.5%	+ 3.6%	96.0%	98.2%	+ 2.3%
Inventory of Homes for Sale	103	91	- 11.7%	—	—	—
Months Supply of Inventory	2.0	1.8	- 10.0%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	1	0	- 100.0%	11	14	+ 27.3%
Pending Sales	1	0	- 100.0%	7	12	+ 71.4%
Closed Sales	1	3	+ 200.0%	6	14	+ 133.3%
Days on Market Until Sale	5	47	+ 840.0%	25	45	+ 80.0%
Median Sales Price*	\$110,000	\$153,000	+ 39.1%	\$103,500	\$153,500	+ 48.3%
Average Sales Price*	\$110,000	\$152,833	+ 38.9%	\$107,125	\$182,529	+ 70.4%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	96.3%	99.8%	+ 3.6%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	3.3	1.7	- 48.5%	—	—	—

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

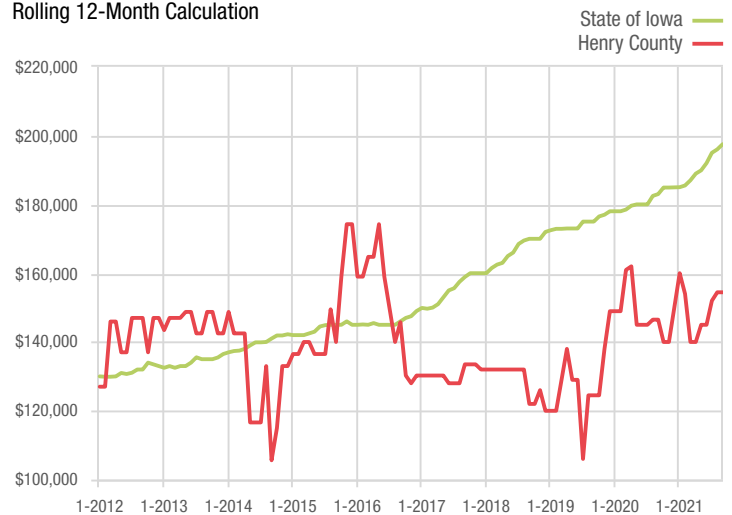
Median Sales Price - Single-Family Detached

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.