

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Boone County

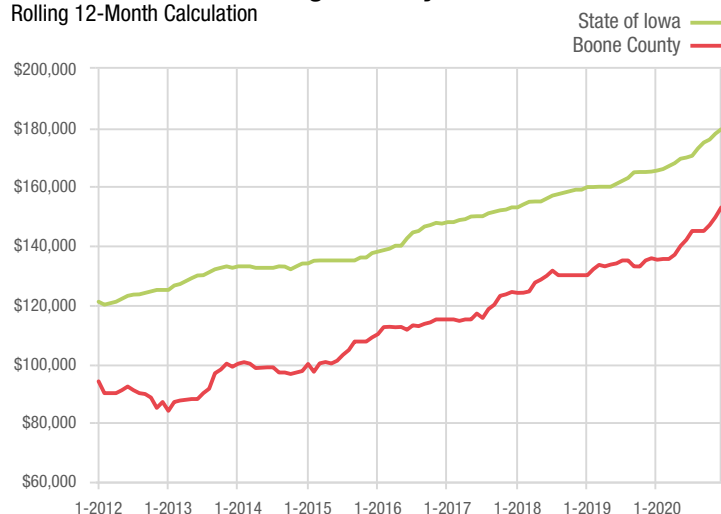
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	25	19	- 24.0%	587	499	- 15.0%
Pending Sales	35	27	- 22.9%	452	450	- 0.4%
Closed Sales	35	50	+ 42.9%	442	451	+ 2.0%
Days on Market Until Sale	44	33	- 25.0%	47	49	+ 4.3%
Median Sales Price*	\$121,250	\$168,950	+ 39.3%	\$135,750	\$153,000	+ 12.7%
Average Sales Price*	\$141,631	\$197,724	+ 39.6%	\$149,374	\$172,174	+ 15.3%
Percent of List Price Received*	99.2%	98.2%	- 1.0%	96.7%	97.1%	+ 0.4%
Inventory of Homes for Sale	113	57	- 49.6%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	12	22	+ 83.3%
Pending Sales	0	1	—	8	21	+ 162.5%
Closed Sales	0	7	—	8	20	+ 150.0%
Days on Market Until Sale	—	165	—	104	145	+ 39.4%
Median Sales Price*	—	\$187,500	—	\$177,500	\$187,500	+ 5.6%
Average Sales Price*	—	\$187,571	—	\$176,250	\$186,683	+ 5.9%
Percent of List Price Received*	—	100.0%	—	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	3.0	0.9	- 70.0%	—	—	—

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

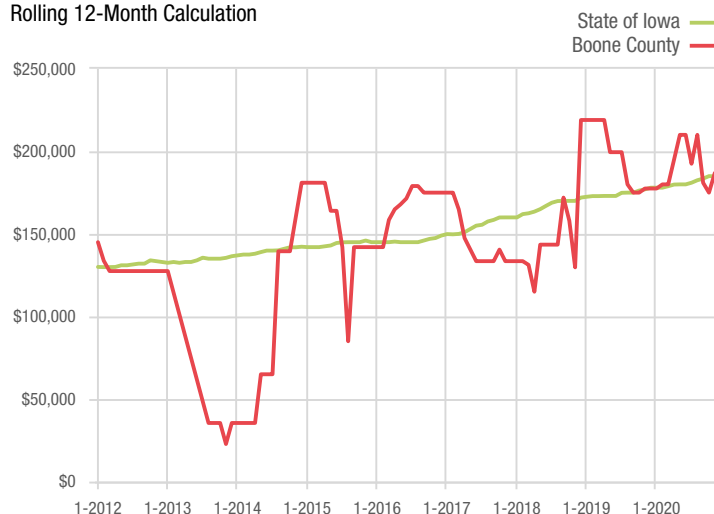
Median Sales Price - Single-Family Detached

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.