Local Market Update – March 2021

A Research Tool Provided by Iowa Association of REALTORS®

Benton County

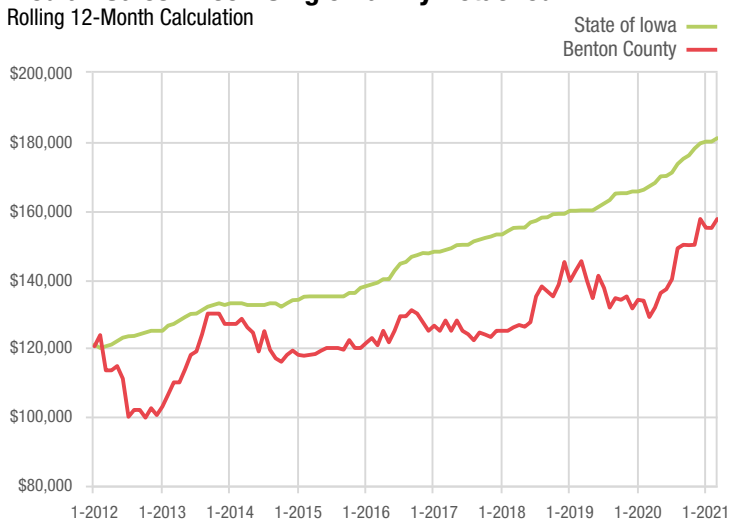
Single-Family Detached	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	28	**29**	+ 3.6%	72	**57**	- 20.8%
Pending Sales	21	**26**	+ 23.8%	58	**55**	- 5.2%
Closed Sales	22	**14**	- 36.4%	57	**39**	- 31.6%
Days on Market Until Sale	81	**34**	- 58.0%	92	**56**	- 39.1%
Median Sales Price*	$121,500	**$151,500**	+ 24.7%	$128,000	**$132,500**	+ 3.5%
Average Sales Price*	$134,068	**$161,943**	+ 20.8%	$141,909	**$149,207**	+ 5.1%
Percent of List Price Received*	93.6%	**96.0%**	+ 2.6%	93.5%	**95.6%**	+ 2.2%
Inventory of Homes for Sale	77	**37**	- 51.9%	—	**—**	—
Months Supply of Inventory	3.1	**1.5**	- 51.6%	—	**—**	—

Townhouse-Condo	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	2	**1**	- 50.0%	4	**7**	+ 75.0%
Pending Sales	1	**1**	0.0%	2	**5**	+ 150.0%
Closed Sales	1	**1**	0.0%	1	**5**	+ 400.0%
Days on Market Until Sale	5	**177**	+ 3,440.0%	5	**83**	+ 1,560.0%
Median Sales Price*	$235,000	**$248,100**	+ 5.6%	$235,000	**$246,900**	+ 5.1%
Average Sales Price*	$235,000	**$248,100**	+ 5.6%	$235,000	**$226,860**	- 3.5%
Percent of List Price Received*	101.1%	**112.8%**	+ 11.6%	101.1%	**104.5%**	+ 3.4%
Inventory of Homes for Sale	6	**7**	+ 16.7%	—	**—**	—
Months Supply of Inventory	4.5	**4.0**	- 11.1%	—	**—**	—

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

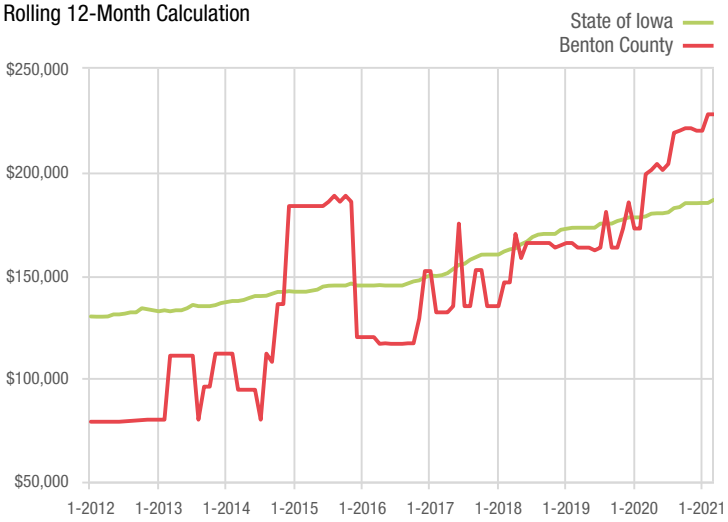
Median Sales Price - Single-Family Detached

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