Local Market Update – March 2021

A Research Tool Provided by Iowa Association of REALTORS®

Cherokee County

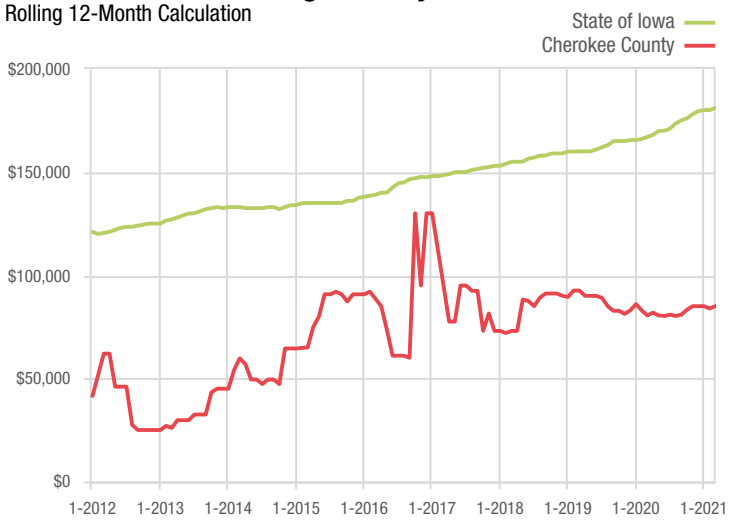
Single-Family Detached	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	11	**10**	- 9.1%	39	**33**	- 15.4%
Pending Sales	16	**19**	+ 18.8%	29	**45**	+ 55.2%
Closed Sales	10	**11**	+ 10.0%	21	**33**	+ 57.1%
Days on Market Until Sale	123	**64**	- 48.0%	135	**49**	- 63.7%
Median Sales Price*	$52,750	**$85,000**	+ 61.1%	$85,000	**$85,000**	0.0%
Average Sales Price*	$73,950	**$120,964**	+ 63.6%	$112,952	**$113,873**	+ 0.8%
Percent of List Price Received*	86.4%	**92.7%**	+ 7.3%	91.1%	**94.5%**	+ 3.7%
Inventory of Homes for Sale	57	**18**	- 68.4%	—	**—**	—
Months Supply of Inventory	4.5	**1.2**	- 73.3%	—	**—**	—

Townhouse-Condo	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	1	**0**	- 100.0%	1	**0**	- 100.0%
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	1	**0**	- 100.0%	1	**1**	0.0%
Days on Market Until Sale	415	**—**	—	415	**148**	- 64.3%
Median Sales Price*	$50,000	**—**	—	$50,000	**$147,000**	+ 194.0%
Average Sales Price*	$50,000	**—**	—	$50,000	**$147,000**	+ 194.0%
Percent of List Price Received*	68.5%	**—**	—	68.5%	**87.0%**	+ 27.0%
Inventory of Homes for Sale	3	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	3.0	**—**	—	—	**—**	—

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

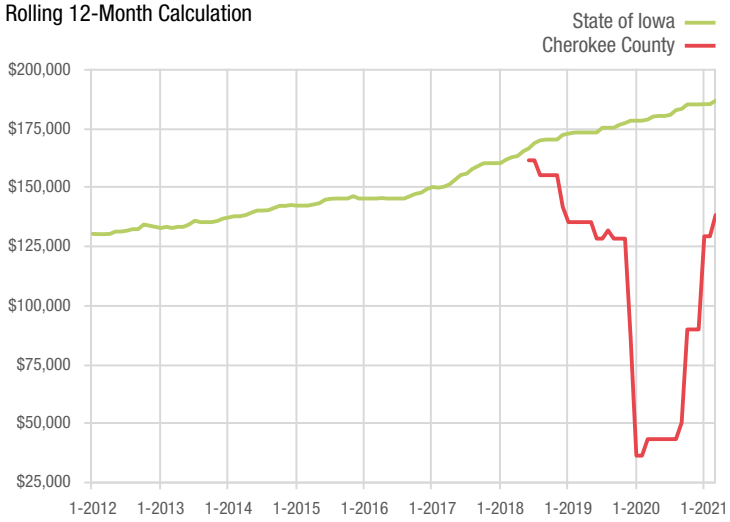
Median Sales Price - Single-Family Detached

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.

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