

Local Market Update – March 2021

A Research Tool Provided by Iowa Association of REALTORS®



East Central Iowa Board of REALTORS®

Includes Dubuque, Jones and Jackson Counties

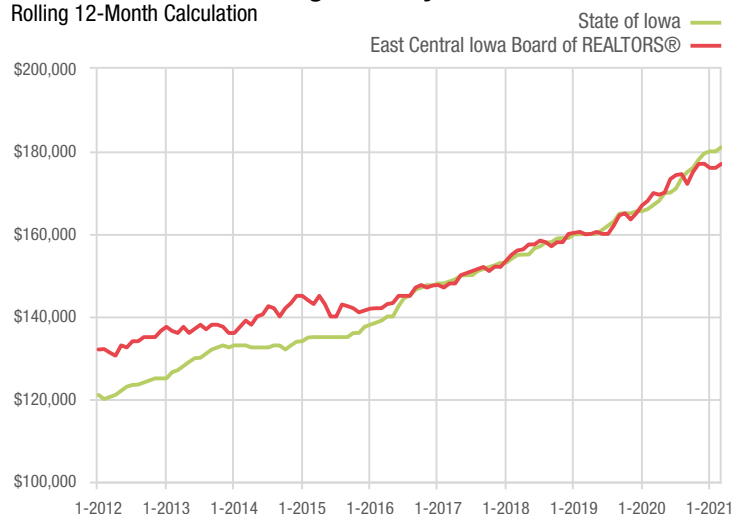
Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	133	160	+ 20.3%	330	339	+ 2.7%
Pending Sales	124	87	- 29.8%	295	265	- 10.2%
Closed Sales	66	89	+ 34.8%	210	261	+ 24.3%
Days on Market Until Sale	53	22	- 58.5%	51	36	- 29.4%
Median Sales Price*	\$165,500	\$178,000	+ 7.6%	\$170,500	\$170,500	0.0%
Average Sales Price*	\$186,935	\$209,278	+ 12.0%	\$203,010	\$198,177	- 2.4%
Percent of List Price Received*	97.5%	98.4%	+ 0.9%	97.7%	97.6%	- 0.1%
Inventory of Homes for Sale	217	169	- 22.1%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	8	11	+ 37.5%	30	28	- 6.7%
Pending Sales	7	10	+ 42.9%	25	30	+ 20.0%
Closed Sales	9	11	+ 22.2%	17	27	+ 58.8%
Days on Market Until Sale	67	50	- 25.4%	75	53	- 29.3%
Median Sales Price*	\$136,500	\$260,000	+ 90.5%	\$186,000	\$225,000	+ 21.0%
Average Sales Price*	\$179,489	\$252,991	+ 41.0%	\$216,365	\$226,501	+ 4.7%
Percent of List Price Received*	97.6%	99.0%	+ 1.4%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	31	17	- 45.2%	—	—	—
Months Supply of Inventory	3.4	1.5	- 55.9%	—	—	—

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

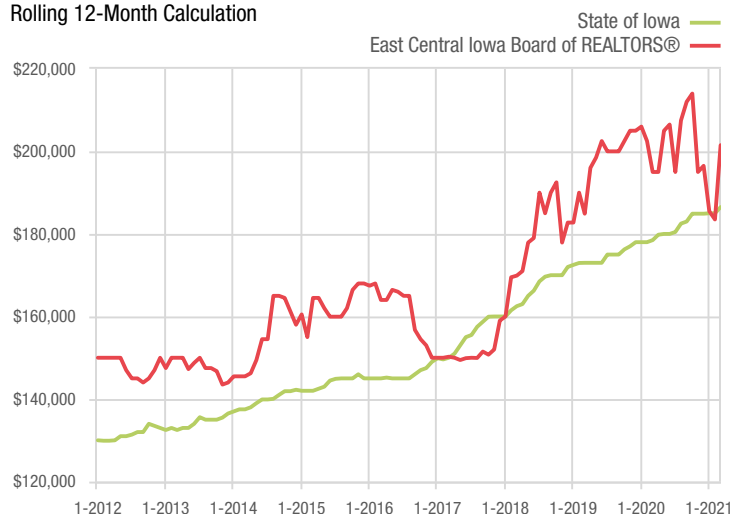
Median Sales Price - Single-Family Detached

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.