Local Market Update – March 2021

A Research Tool Provided by Iowa Association of REALTORS®

Southeast Iowa Regional Board of REALTORS®

Includes Appanoose, Clarke (East of I-35), Davis, Decatur (East of I-35), Des Moines, Henry, Jefferson, Lee, Lucas, Mahaska, Monroe, Van Buren, Wapello and Wayne Counties

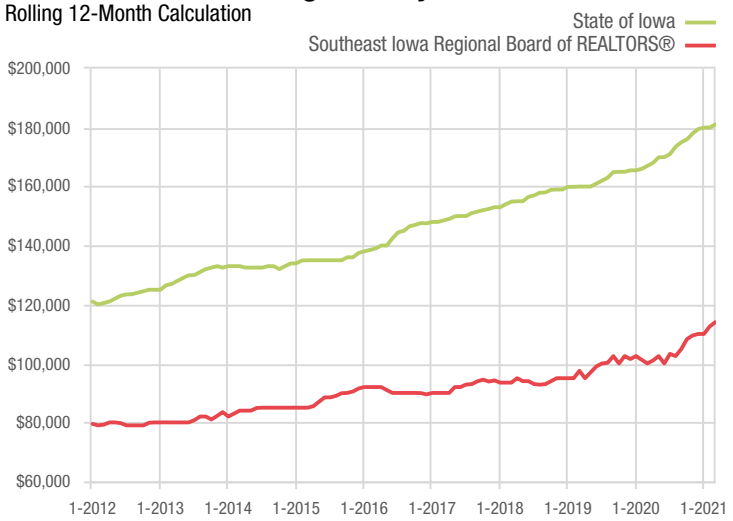
Single-Family Detached	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	272	**230**	- 15.4%	689	**535**	- 22.4%
Pending Sales	185	**212**	+ 14.6%	521	**507**	- 2.7%
Closed Sales	168	**158**	- 6.0%	407	**433**	+ 6.4%
Days on Market Until Sale	98	**77**	- 21.4%	103	**76**	- 26.2%
Median Sales Price*	$95,000	**$114,950**	+ 21.0%	$94,500	**$112,000**	+ 18.5%
Average Sales Price*	$112,388	**$135,370**	+ 20.4%	$112,166	**$134,411**	+ 19.8%
Percent of List Price Received*	93.5%	**94.3%**	+ 0.9%	93.3%	**94.5%**	+ 1.3%
Inventory of Homes for Sale	906	**460**	- 49.2%	—	**—**	—
Months Supply of Inventory	4.7	**2.3**	- 51.1%	—	**—**	—

Townhouse-Condo	March			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 3-2020**	**Thru 3-2021**	**% Change**
New Listings	3	**6**	+ 100.0%	7	**12**	+ 71.4%
Pending Sales	1	**6**	+ 500.0%	2	**9**	+ 350.0%
Closed Sales	0	**5**	—	0	**7**	—
Days on Market Until Sale	—	**60**	—	—	**103**	—
Median Sales Price*	—	**$210,000**	—	—	**$210,000**	—
Average Sales Price*	—	**$222,500**	—	—	**$232,000**	—
Percent of List Price Received*	—	**99.2%**	—	—	**98.8%**	—
Inventory of Homes for Sale	12	**9**	- 25.0%	—	**—**	—
Months Supply of Inventory	12.0	**3.1**	- 74.2%	—	**—**	—

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

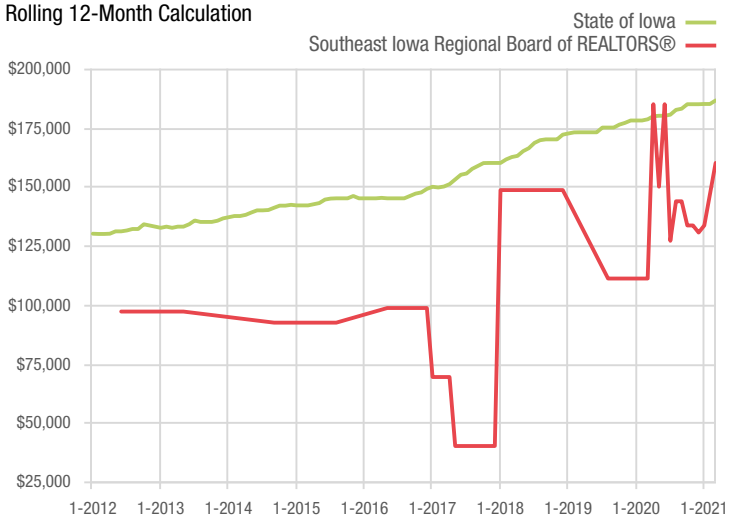
Median Sales Price - Single-Family Detached

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.