

# Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Iowa City Area Association of REALTORS®

Includes Cedar, Johnson, Keokuk and Washington Counties

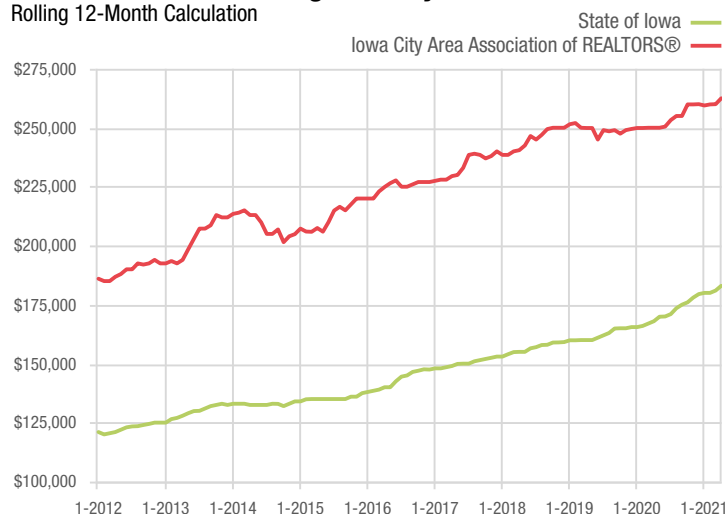
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	226	294	+ 30.1%	1,096	947	- 13.6%
Pending Sales	205	278	+ 35.6%	641	725	+ 13.1%
Closed Sales	179	190	+ 6.1%	509	527	+ 3.5%
Days on Market Until Sale	61	54	- 11.5%	68	58	- 14.7%
Median Sales Price*	\$258,750	\$280,000	+ 8.2%	\$248,500	\$260,500	+ 4.8%
Average Sales Price*	\$281,182	\$302,649	+ 7.6%	\$272,701	\$289,637	+ 6.2%
Percent of List Price Received*	97.9%	98.9%	+ 1.0%	97.6%	98.4%	+ 0.8%
Inventory of Homes for Sale	731	441	- 39.7%	—	—	—
Months Supply of Inventory	4.1	2.2	- 46.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	104	191	+ 83.7%	680	739	+ 8.7%
Pending Sales	92	151	+ 64.1%	322	416	+ 29.2%
Closed Sales	82	108	+ 31.7%	215	286	+ 33.0%
Days on Market Until Sale	63	52	- 17.5%	66	71	+ 7.6%
Median Sales Price*	\$206,950	\$209,900	+ 1.4%	\$195,000	\$208,000	+ 6.7%
Average Sales Price*	\$212,753	\$209,384	- 1.6%	\$200,379	\$211,783	+ 5.7%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	98.4%	99.3%	+ 0.9%
Inventory of Homes for Sale	455	436	- 4.2%	—	—	—
Months Supply of Inventory	5.9	4.5	- 23.7%	—	—	—

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

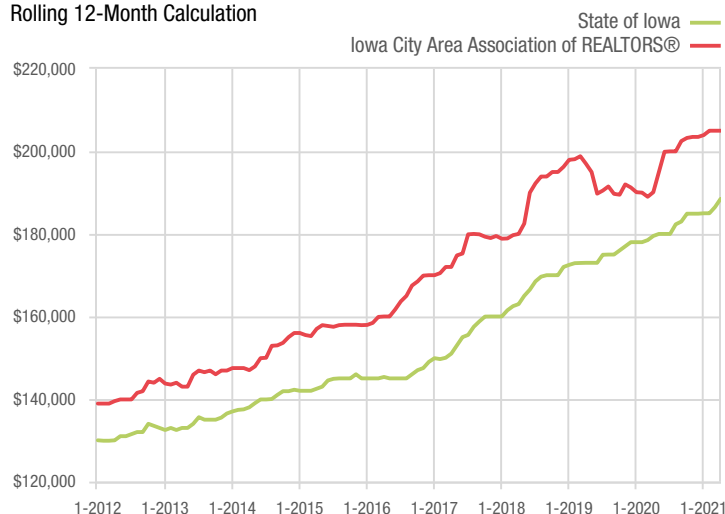
### Median Sales Price - Single-Family Detached

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.