Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®

Northwest Iowa Regional Board of REALTORS®

Includes Buena Vista, Calhoun, Cherokee, Ida, Lyon, O'Brien, Osceola, Palo Alto, Plymouth, Pocahontas, Sac, Sioux and Woodbury Counties

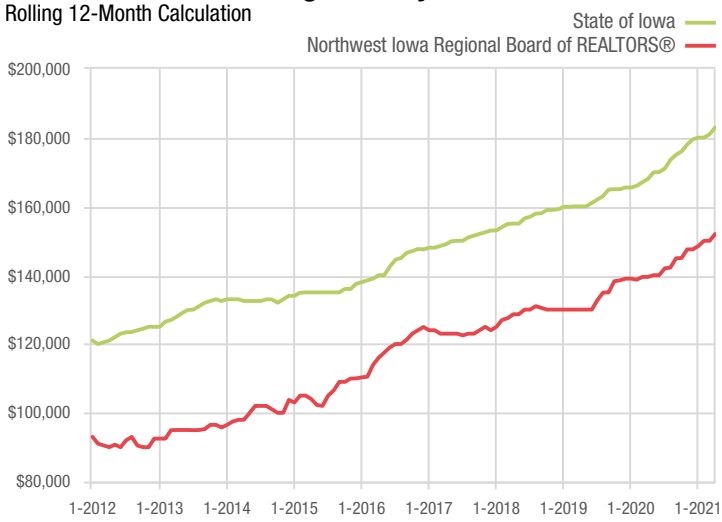
Single-Family Detached	April			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 4-2020**	**Thru 4-2021**	**% Change**
New Listings	179	**235**	+ 31.3%	780	**768**	- 1.5%
Pending Sales	176	**220**	+ 25.0%	684	**770**	+ 12.6%
Closed Sales	161	**193**	+ 19.9%	529	**651**	+ 23.1%
Days on Market Until Sale	67	**35**	- 47.8%	73	**48**	- 34.2%
Median Sales Price*	$129,000	**$165,000**	+ 27.9%	$132,950	**$154,500**	+ 16.2%
Average Sales Price*	$145,586	**$181,159**	+ 24.4%	$149,124	**$171,478**	+ 15.0%
Percent of List Price Received*	95.8%	**97.5%**	+ 1.8%	95.5%	**96.9%**	+ 1.5%
Inventory of Homes for Sale	511	**223**	- 56.4%	—	**—**	—
Months Supply of Inventory	2.8	**1.0**	- 64.3%	—	**—**	—

Townhouse-Condo	April			Year to Date		
Key Metrics	**2020**	**2021**	**% Change**	**Thru 4-2020**	**Thru 4-2021**	**% Change**
New Listings	21	**25**	+ 19.0%	52	**65**	+ 25.0%
Pending Sales	6	**29**	+ 383.3%	26	**71**	+ 173.1%
Closed Sales	6	**14**	+ 133.3%	35	**43**	+ 22.9%
Days on Market Until Sale	58	**89**	+ 53.4%	97	**88**	- 9.3%
Median Sales Price*	$209,750	**$234,250**	+ 11.7%	$255,000	**$207,000**	- 18.8%
Average Sales Price*	$204,304	**$240,342**	+ 17.6%	$219,800	**$224,310**	+ 2.1%
Percent of List Price Received*	95.7%	**99.2%**	+ 3.7%	97.5%	**98.9%**	+ 1.4%
Inventory of Homes for Sale	73	**35**	- 52.1%	—	**—**	—
Months Supply of Inventory	7.1	**2.3**	- 67.6%	—	**—**	—

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

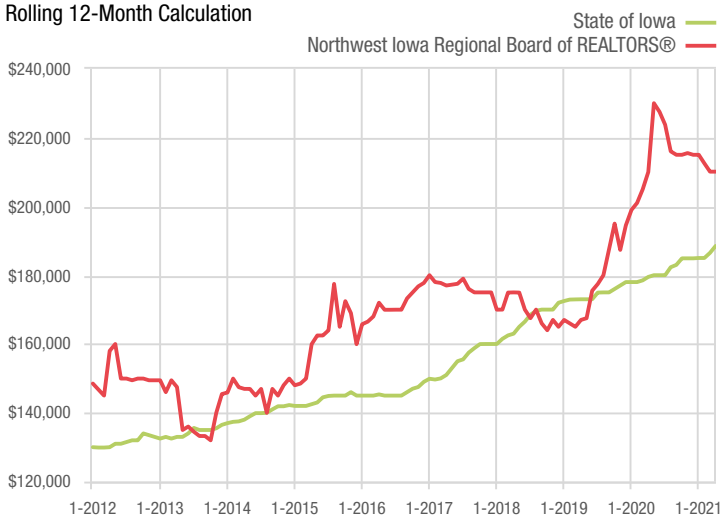
Median Sales Price - Single-Family Detached

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