

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Osceola County

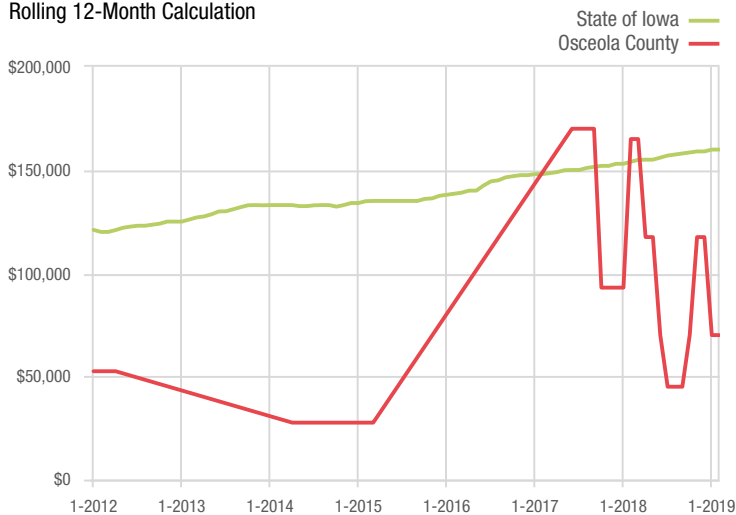
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	2	+ 100.0%	1	4	+ 300.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Days on Market Until Sale	230	11	- 95.2%	230	39	- 83.0%
Median Sales Price*	\$165,000	\$84,000	- 49.1%	\$165,000	\$64,500	- 60.9%
Average Sales Price*	\$165,000	\$84,000	- 49.1%	\$165,000	\$64,500	- 60.9%
Percent of List Price Received*	97.6%	99.4%	+ 1.8%	97.6%	87.3%	- 10.6%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	3.0	11.0	+ 266.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	1	—	—	1	—	—
Median Sales Price*	\$27,500	—	—	\$27,500	—	—
Average Sales Price*	\$27,500	—	—	\$27,500	—	—
Percent of List Price Received*	93.2%	—	—	93.2%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

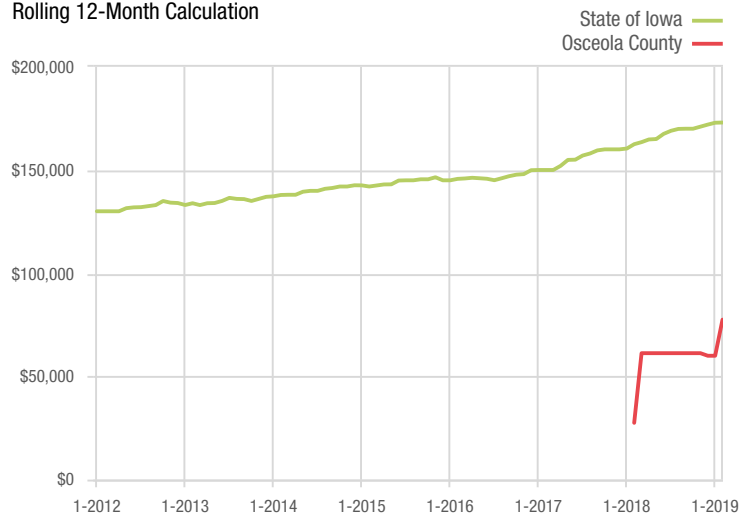
Median Sales Price - Single-Family Detached

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.