

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

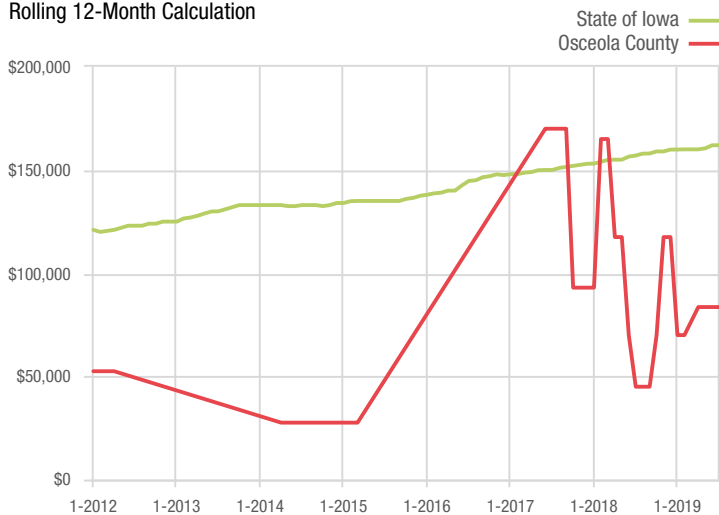
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	2	1	- 50.0%	4	18	+ 350.0%
Pending Sales	0	1	—	3	14	+ 366.7%
Closed Sales	1	3	+ 200.0%	3	12	+ 300.0%
Days on Market Until Sale	212	21	- 90.1%	152	40	- 73.7%
Median Sales Price*	\$20,000	\$72,000	+ 260.0%	\$70,000	\$79,300	+ 13.3%
Average Sales Price*	\$20,000	\$63,167	+ 215.8%	\$85,000	\$81,050	- 4.6%
Percent of List Price Received*	114.3%	92.4%	- 19.2%	102.2%	92.3%	- 9.7%
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	0	1	—	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	31	70	+ 125.8%
Median Sales Price*	—	—	—	\$61,250	\$100,000	+ 63.3%
Average Sales Price*	—	—	—	\$61,250	\$100,000	+ 63.3%
Percent of List Price Received*	—	—	—	94.2%	90.9%	- 3.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	2.0	+ 300.0%	—	—	—

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

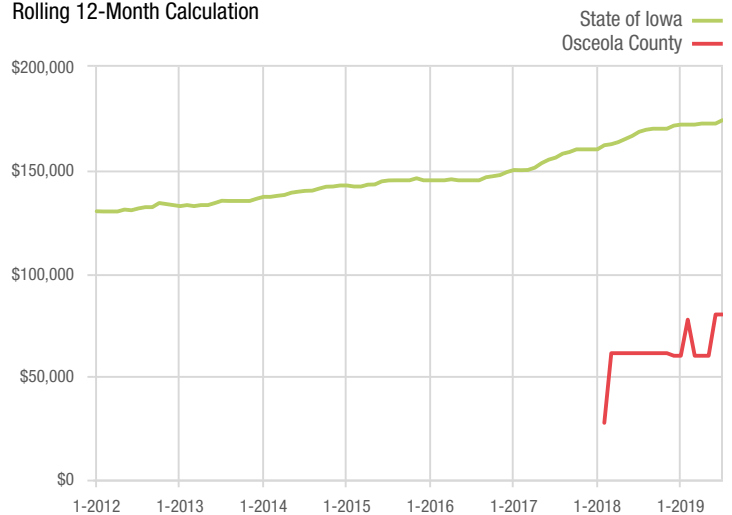
Median Sales Price - Single-Family Detached

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.