

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

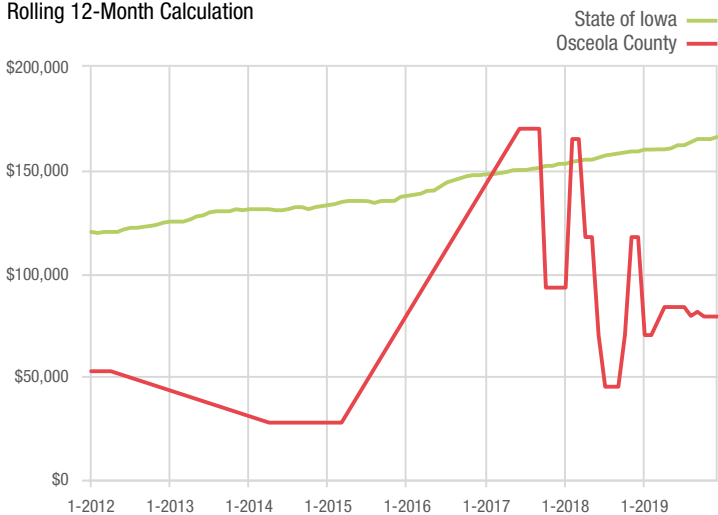
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	3	3	0.0%	13	31	+ 138.5%
Pending Sales	1	1	0.0%	6	19	+ 216.7%
Closed Sales	0	0	0.0%	4	19	+ 375.0%
Days on Market Until Sale	—	—	—	127	58	- 54.3%
Median Sales Price*	—	—	—	\$117,500	\$79,000	- 32.8%
Average Sales Price*	—	—	—	\$122,500	\$90,821	- 25.9%
Percent of List Price Received*	—	—	—	100.1%	92.5%	- 7.6%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	7.0	5.8	- 17.1%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	18	—	—	26	70	+ 169.2%
Median Sales Price*	\$60,000	—	—	\$60,000	\$100,000	+ 66.7%
Average Sales Price*	\$60,000	—	—	\$60,833	\$100,000	+ 64.4%
Percent of List Price Received*	92.4%	—	—	93.6%	90.9%	- 2.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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

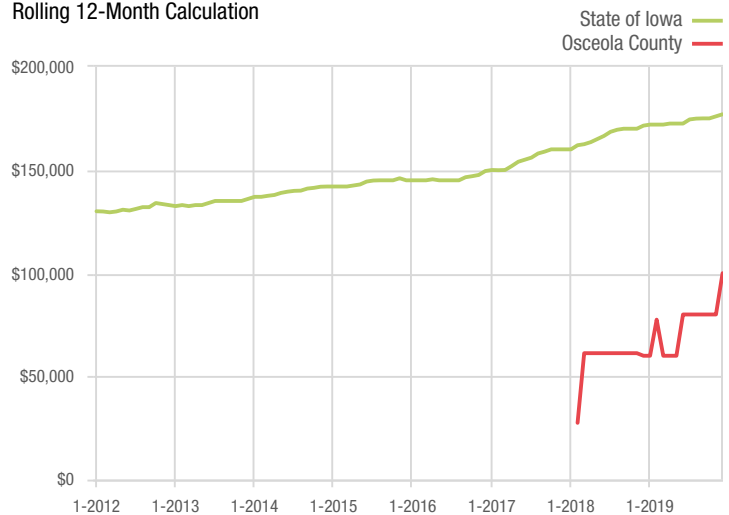
Median Sales Price - Single-Family Detached

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.