

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Kossuth County

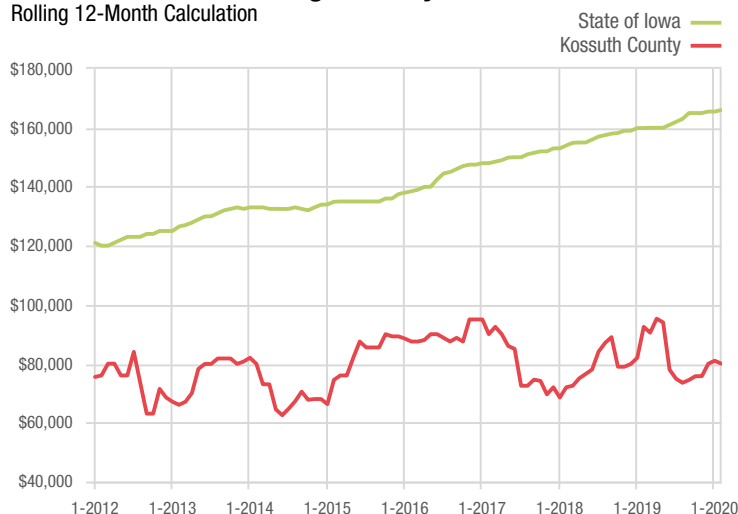
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	11	41	+ 272.7%	20	88	+ 340.0%
Pending Sales	3	5	+ 66.7%	6	8	+ 33.3%
Closed Sales	3	1	- 66.7%	4	5	+ 25.0%
Days on Market Until Sale	140	0	- 100.0%	109	51	- 53.2%
Median Sales Price*	\$195,000	\$198,000	+ 1.5%	\$155,000	\$123,500	- 20.3%
Average Sales Price*	\$216,667	\$198,000	- 8.6%	\$178,750	\$136,900	- 23.4%
Percent of List Price Received*	93.1%	92.1%	- 1.1%	94.8%	95.0%	+ 0.2%
Inventory of Homes for Sale	67	109	+ 62.7%	—	—	—
Months Supply of Inventory	12.4	13.5	+ 8.9%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	4	1	- 75.0%	7	6	- 14.3%
Pending Sales	3	1	- 66.7%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	60	—	—	49	166	+ 238.8%
Median Sales Price*	\$275,000	—	—	\$180,000	\$365,000	+ 102.8%
Average Sales Price*	\$275,000	—	—	\$218,333	\$365,000	+ 67.2%
Percent of List Price Received*	92.4%	—	—	93.6%	91.3%	- 2.5%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	7.2	2.8	- 61.1%	—	—	—

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

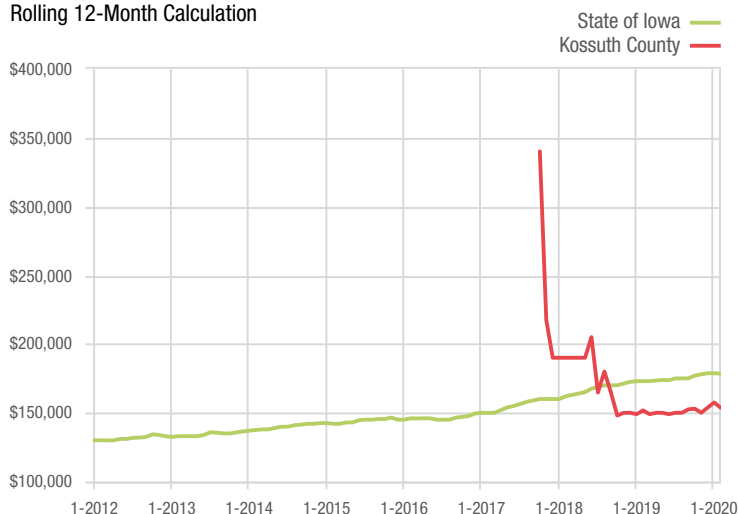
Median Sales Price - Single-Family Detached

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.