

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Osceola County

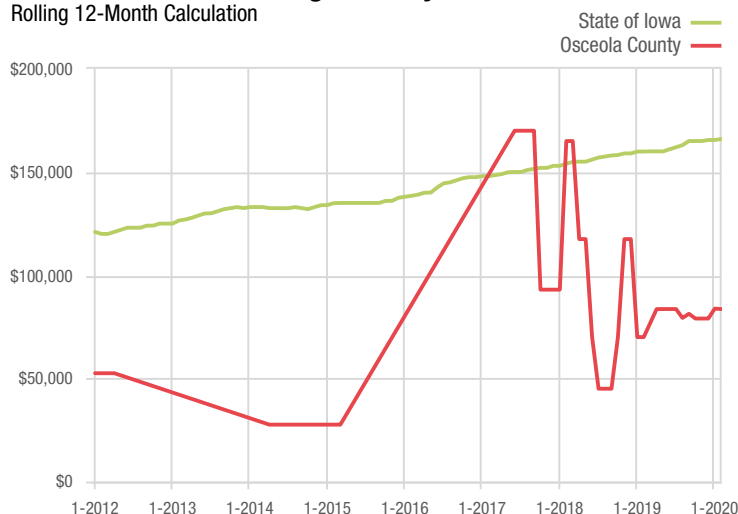
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	2	1	- 50.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	11	331	+ 2,909.1%	39	173	+ 343.6%
Median Sales Price*	\$84,000	<b>\$98,500</b>	+ 17.3%	\$64,500	<b>\$118,500</b>	+ 83.7%
Average Sales Price*	\$84,000	<b>\$98,500</b>	+ 17.3%	\$64,500	<b>\$108,500</b>	+ 68.2%
Percent of List Price Received*	99.4%	<b>97.9%</b>	- 1.5%	87.3%	<b>97.6%</b>	+ 11.8%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	10.0	4.8	- 52.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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

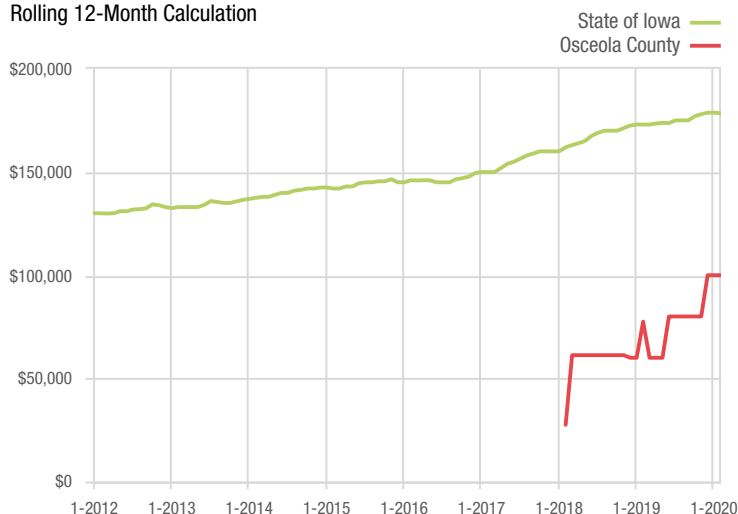
### Median Sales Price - Single-Family Detached

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.