

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Palo Alto County

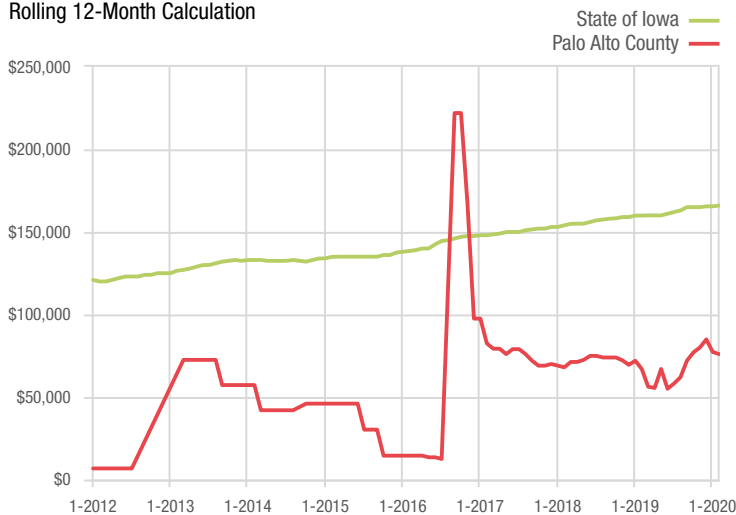
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	6	17	+ 183.3%	12	22	+ 83.3%
Pending Sales	2	5	+ 150.0%	6	9	+ 50.0%
Closed Sales	2	4	+ 100.0%	6	7	+ 16.7%
Days on Market Until Sale	56	107	+ 91.1%	111	68	- 38.7%
Median Sales Price*	\$27,375	\$42,750	+ 56.2%	\$33,250	\$31,500	- 5.3%
Average Sales Price*	\$27,375	\$45,375	+ 65.8%	\$58,333	\$41,486	- 28.9%
Percent of List Price Received*	72.5%	76.2%	+ 5.1%	84.2%	88.2%	+ 4.8%
Inventory of Homes for Sale	37	33	- 10.8%	—	—	—
Months Supply of Inventory	8.5	7.9	- 7.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	47	—	—	47	29	- 38.3%
Median Sales Price*	\$96,500	—	—	\$96,500	\$30,000	- 68.9%
Average Sales Price*	\$96,500	—	—	\$96,500	\$30,000	- 68.9%
Percent of List Price Received*	95.0%	—	—	95.0%	75.0%	- 21.1%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

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

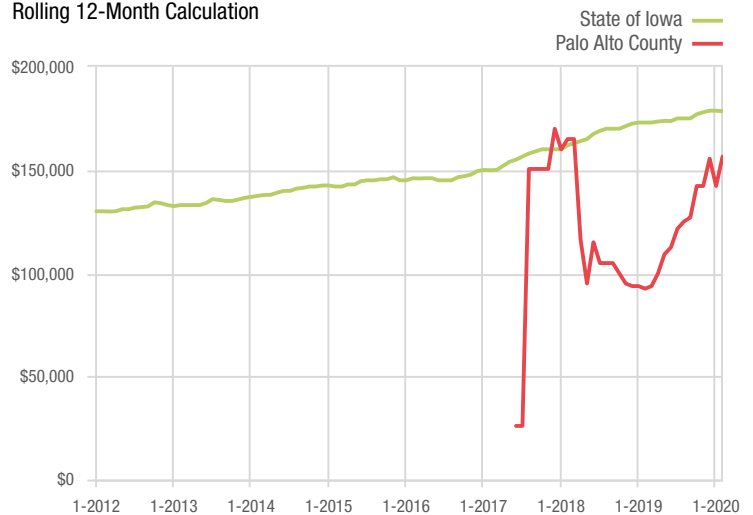
Median Sales Price - Single-Family Detached

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.