

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

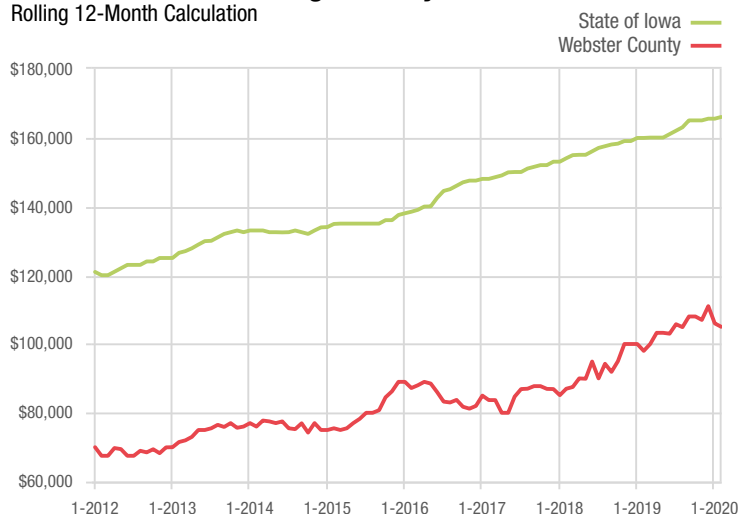
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	27	35	+ 29.6%	58	64	+ 10.3%
Pending Sales	42	19	- 54.8%	67	40	- 40.3%
Closed Sales	28	25	- 10.7%	47	48	+ 2.1%
Days on Market Until Sale	68	115	+ 69.1%	72	95	+ 31.9%
Median Sales Price*	\$79,500	\$67,500	- 15.1%	\$85,000	\$70,000	- 17.6%
Average Sales Price*	\$89,393	\$98,404	+ 10.1%	\$98,970	\$89,638	- 9.4%
Percent of List Price Received*	92.3%	89.3%	- 3.3%	92.5%	90.9%	- 1.7%
Inventory of Homes for Sale	116	133	+ 14.7%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	1	4	+ 300.0%	1	6	+ 500.0%
Pending Sales	0	1	—	1	1	0.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	103	590	+ 472.8%	103	590	+ 472.8%
Median Sales Price*	\$112,500	\$229,000	+ 103.6%	\$112,500	\$229,000	+ 103.6%
Average Sales Price*	\$112,500	\$229,000	+ 103.6%	\$112,500	\$229,000	+ 103.6%
Percent of List Price Received*	88.7%	99.6%	+ 12.3%	88.7%	99.6%	+ 12.3%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	6.7	9.6	+ 43.3%	—	—	—

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

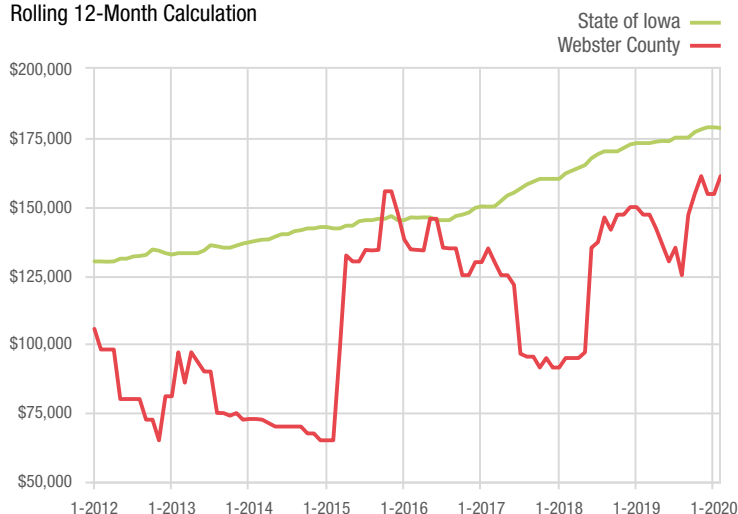
Median Sales Price - Single-Family Detached

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.