

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

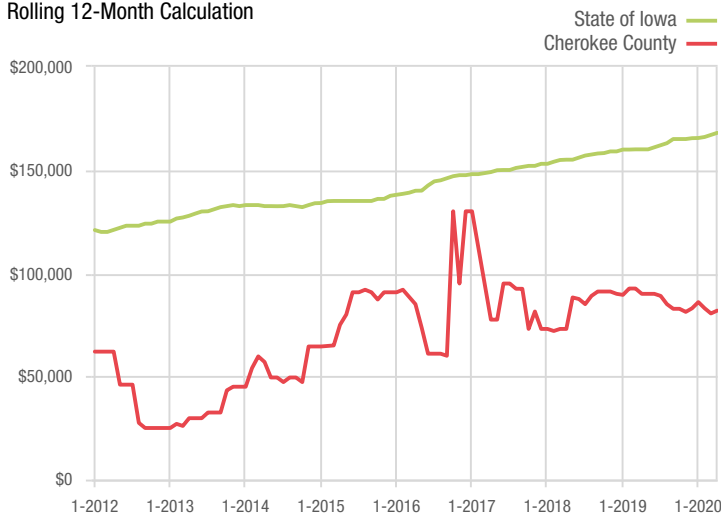
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	25	9	- 64.0%	60	48	- 20.0%
Pending Sales	21	3	- 85.7%	57	33	- 42.1%
Closed Sales	12	5	- 58.3%	45	26	- 42.2%
Days on Market Until Sale	182	72	- 60.4%	155	123	- 20.6%
Median Sales Price*	\$59,500	\$75,000	+ 26.1%	\$89,000	\$76,500	- 14.0%
Average Sales Price*	\$65,733	\$80,600	+ 22.6%	\$96,304	\$106,731	+ 10.8%
Percent of List Price Received*	92.3%	102.5%	+ 11.1%	91.7%	93.3%	+ 1.7%
Inventory of Homes for Sale	66	58	- 12.1%	—	—	—
Months Supply of Inventory	5.8	5.1	- 12.1%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	13	415	+ 3,092.3%
Median Sales Price*	—	—	—	\$135,000	\$50,000	- 63.0%
Average Sales Price*	—	—	—	\$135,000	\$50,000	- 63.0%
Percent of List Price Received*	—	—	—	93.1%	68.5%	- 26.4%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

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

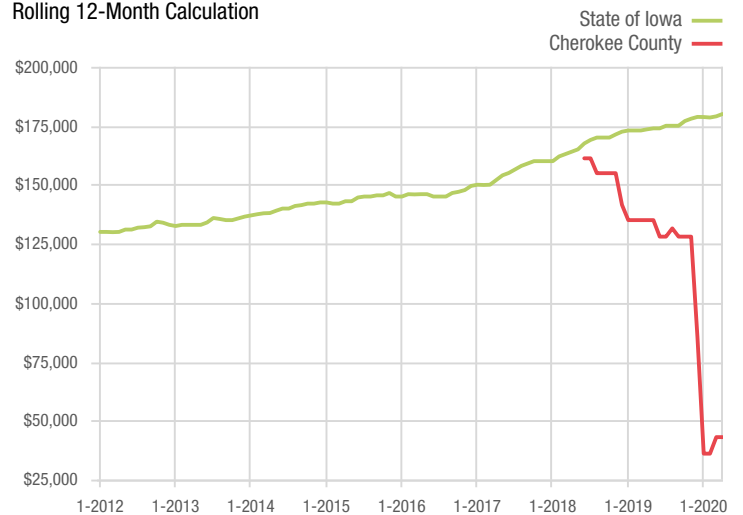
Median Sales Price - Single-Family Detached

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.