

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Kossuth County

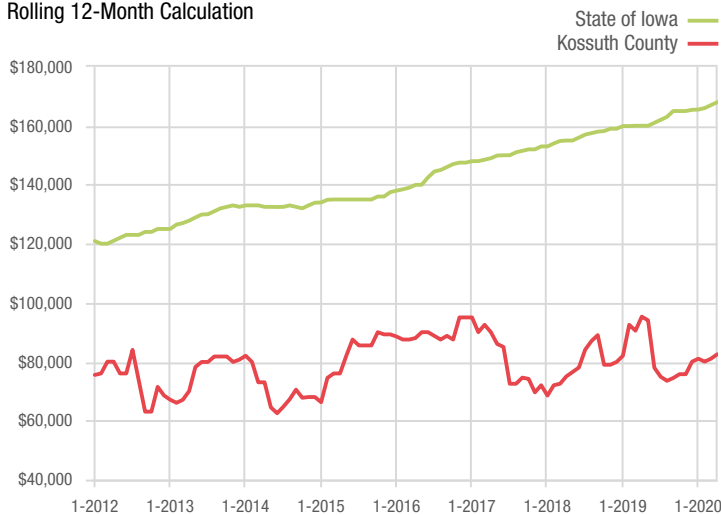
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	29	18	- 37.9%	62	127	+ 104.8%
Pending Sales	12	12	0.0%	23	31	+ 34.8%
Closed Sales	2	8	+ 300.0%	10	19	+ 90.0%
Days on Market Until Sale	471	99	- 79.0%	216	64	- 70.4%
Median Sales Price*	\$79,000	\$110,200	+ 39.5%	\$103,000	\$110,400	+ 7.2%
Average Sales Price*	\$79,000	\$95,300	+ 20.6%	\$123,400	\$124,626	+ 1.0%
Percent of List Price Received*	93.4%	88.4%	- 5.4%	90.2%	91.6%	+ 1.6%
Inventory of Homes for Sale	86	98	+ 14.0%	—	—	—
Months Supply of Inventory	14.7	12.5	- 15.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	12	1	- 91.7%	25	8	- 68.0%
Pending Sales	3	0	- 100.0%	10	5	- 50.0%
Closed Sales	1	2	+ 100.0%	8	4	- 50.0%
Days on Market Until Sale	248	106	- 57.3%	67	97	+ 44.8%
Median Sales Price*	\$210,000	\$189,950	- 9.5%	\$160,000	\$189,950	+ 18.7%
Average Sales Price*	\$210,000	\$189,950	- 9.5%	\$186,250	\$192,475	+ 3.3%
Percent of List Price Received*	91.3%	95.3%	+ 4.4%	91.8%	92.9%	+ 1.2%
Inventory of Homes for Sale	26	6	- 76.9%	—	—	—
Months Supply of Inventory	9.2	2.1	- 77.2%	—	—	—

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

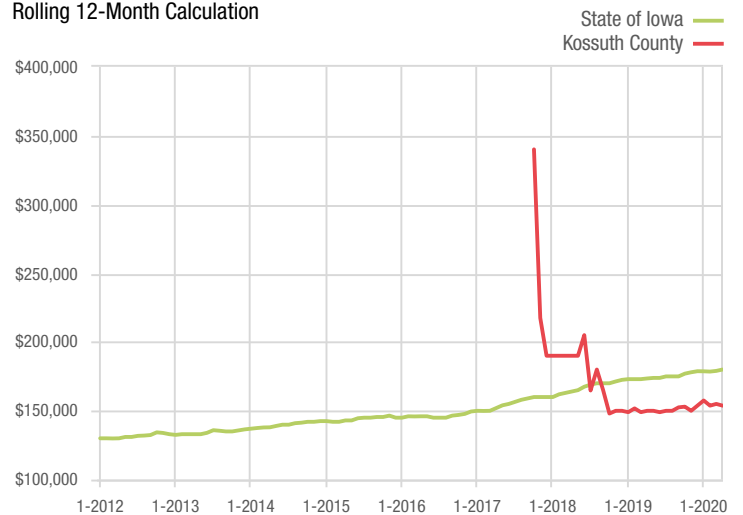
Median Sales Price - Single-Family Detached

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.