

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## O'Brien County

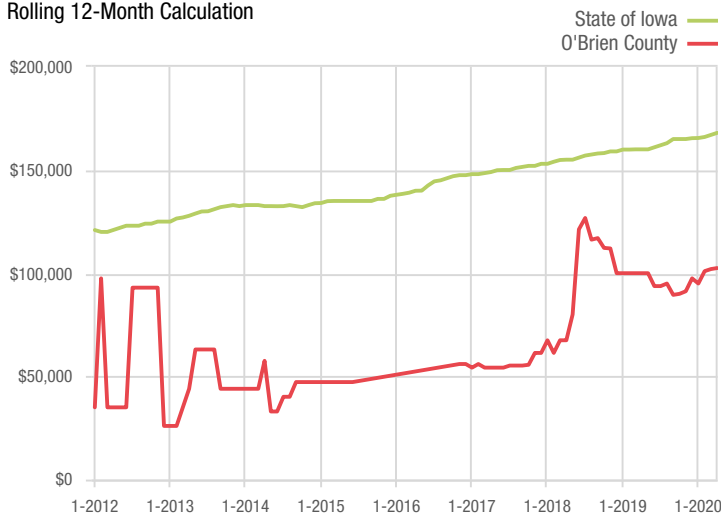
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	16	9	- 43.8%	34	35	+ 2.9%
Pending Sales	7	9	+ 28.6%	11	34	+ 209.1%
Closed Sales	5	8	+ 60.0%	12	26	+ 116.7%
Days on Market Until Sale	138	172	+ 24.6%	113	162	+ 43.4%
Median Sales Price*	\$112,500	<b>\$118,750</b>	+ 5.6%	\$89,750	<b>\$107,250</b>	+ 19.5%
Average Sales Price*	\$116,200	<b>\$122,000</b>	+ 5.0%	\$101,083	<b>\$109,058</b>	+ 7.9%
Percent of List Price Received*	95.8%	<b>82.4%</b>	- 14.0%	91.8%	<b>88.4%</b>	- 3.7%
Inventory of Homes for Sale	37	45	+ 21.6%	—	—	—
Months Supply of Inventory	7.7	5.9	- 23.4%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	3	+ 200.0%	9	6	- 33.3%
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	138	—	41	245	+ 497.6%
Median Sales Price*	—	<b>\$48,500</b>	—	\$92,500	<b>\$64,250</b>	- 30.5%
Average Sales Price*	—	<b>\$48,500</b>	—	\$92,500	<b>\$64,250</b>	- 30.5%
Percent of List Price Received*	—	<b>74.6%</b>	—	93.7%	<b>85.8%</b>	- 8.4%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	4.9	7.9	+ 61.2%	—	—	—

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

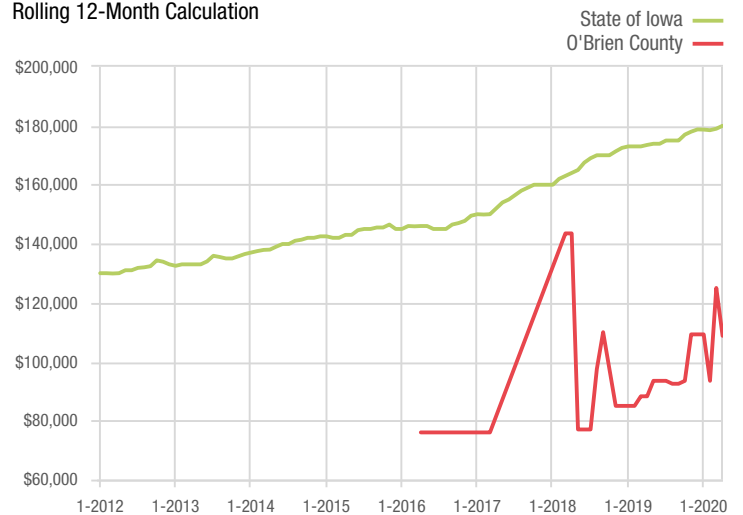
### Median Sales Price - Single-Family Detached

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.