

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

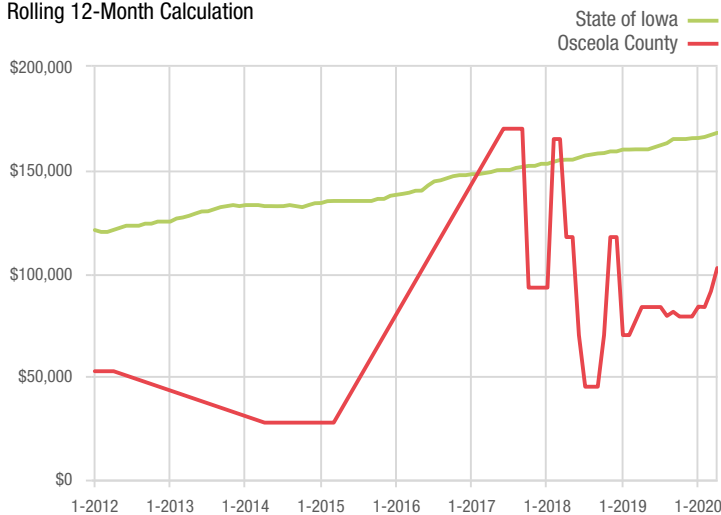
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	1	- 50.0%	7	8	+ 14.3%
Pending Sales	3	2	- 33.3%	6	6	0.0%
Closed Sales	2	2	0.0%	5	8	+ 60.0%
Days on Market Until Sale	54	128	+ 137.0%	39	202	+ 417.9%
Median Sales Price*	\$85,000	\$116,250	+ 36.8%	\$83,600	\$123,500	+ 47.7%
Average Sales Price*	\$85,000	\$116,250	+ 36.8%	\$76,520	\$129,250	+ 68.9%
Percent of List Price Received*	90.7%	93.2%	+ 2.8%	90.3%	96.5%	+ 6.9%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	4.9	5.5	+ 12.2%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	3	—
Median Sales Price*	—	—	—	—	\$72,000	—
Average Sales Price*	—	—	—	—	\$72,000	—
Percent of List Price Received*	—	—	—	—	110.8%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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

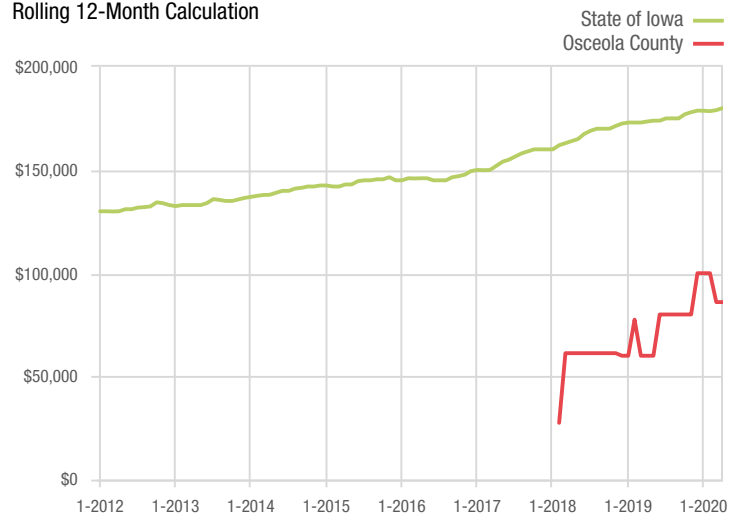
Median Sales Price - Single-Family Detached

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.