

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Palo Alto County

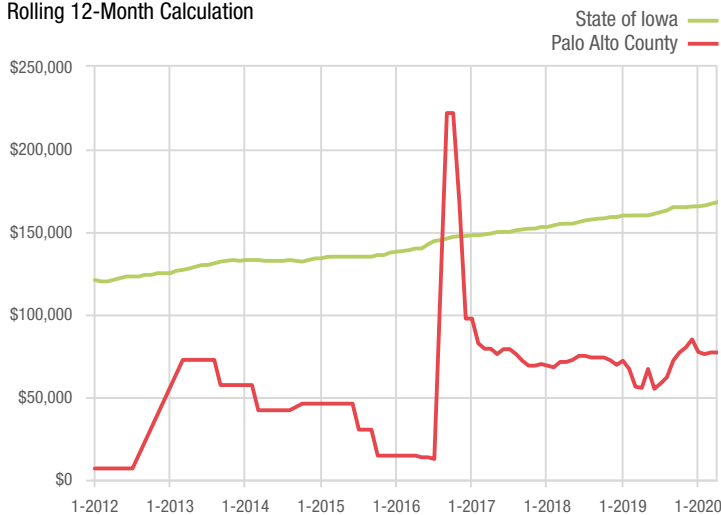
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	10	+ 150.0%	19	41	+ 115.8%
Pending Sales	3	4	+ 33.3%	12	18	+ 50.0%
Closed Sales	5	3	- 40.0%	12	14	+ 16.7%
Days on Market Until Sale	145	39	- 73.1%	123	75	- 39.0%
Median Sales Price*	\$77,500	\$150,000	+ 93.5%	\$50,250	\$57,000	+ 13.4%
Average Sales Price*	\$84,620	\$126,667	+ 49.7%	\$69,050	\$75,468	+ 9.3%
Percent of List Price Received*	92.5%	89.1%	- 3.7%	88.5%	90.9%	+ 2.7%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	7.9	8.4	+ 6.3%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	1	- 75.0%	10	3	- 70.0%
Pending Sales	1	1	0.0%	6	1	- 83.3%
Closed Sales	0	0	0.0%	3	1	- 66.7%
Days on Market Until Sale	—	—	—	37	29	- 21.6%
Median Sales Price*	—	—	—	\$118,000	\$30,000	- 74.6%
Average Sales Price*	—	—	—	\$213,000	\$30,000	- 85.9%
Percent of List Price Received*	—	—	—	94.3%	75.0%	- 20.5%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	4.2	2.1	- 50.0%	—	—	—

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

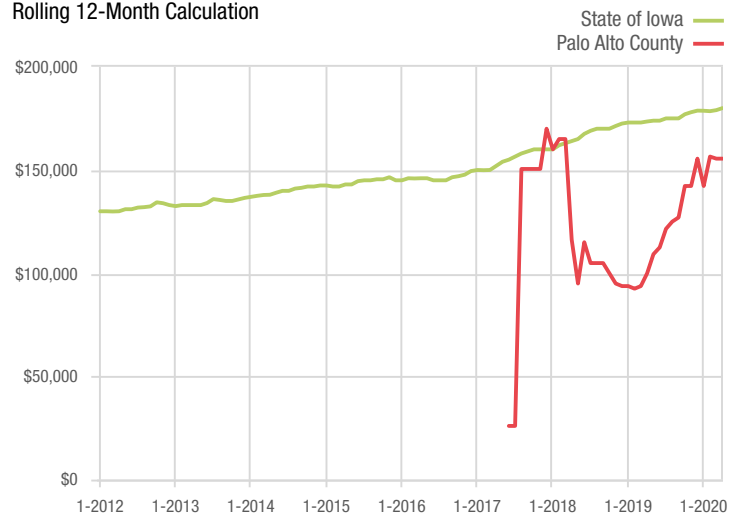
Median Sales Price - Single-Family Detached

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.