

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

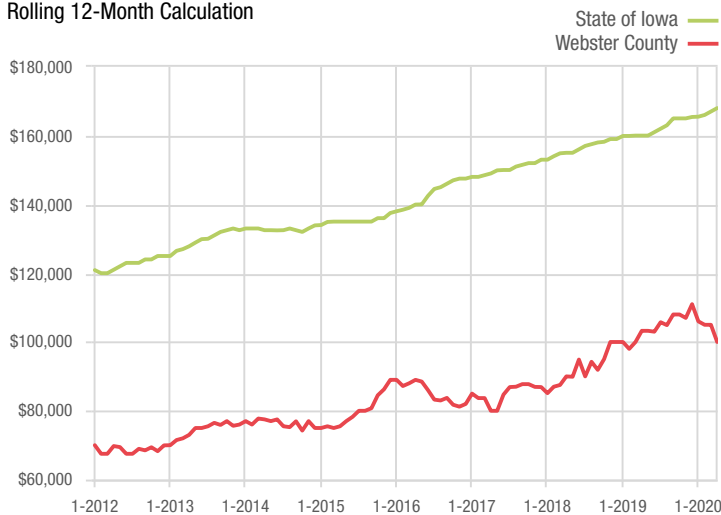
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	65	39	- 40.0%	164	150	- 8.5%
Pending Sales	31	22	- 29.0%	127	109	- 14.2%
Closed Sales	35	33	- 5.7%	117	107	- 8.5%
Days on Market Until Sale	72	127	+ 76.4%	84	109	+ 29.8%
Median Sales Price*	\$135,000	\$93,000	- 31.1%	\$108,000	\$79,450	- 26.4%
Average Sales Price*	\$146,283	\$115,574	- 21.0%	\$116,880	\$106,755	- 8.7%
Percent of List Price Received*	95.9%	92.5%	- 3.5%	93.7%	91.6%	- 2.2%
Inventory of Homes for Sale	142	128	- 9.9%	—	—	—
Months Supply of Inventory	3.9	3.6	- 7.7%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	1	0.0%	2	9	+ 350.0%
Pending Sales	0	1	—	2	3	+ 50.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	29	6	- 79.3%	78	234	+ 200.0%
Median Sales Price*	\$47,500	\$250,000	+ 426.3%	\$47,500	\$229,000	+ 382.1%
Average Sales Price*	\$47,500	\$250,000	+ 426.3%	\$90,833	\$183,833	+ 102.4%
Percent of List Price Received*	95.2%	100.0%	+ 5.0%	90.9%	97.6%	+ 7.4%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	7.5	10.7	+ 42.7%	—	—	—

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

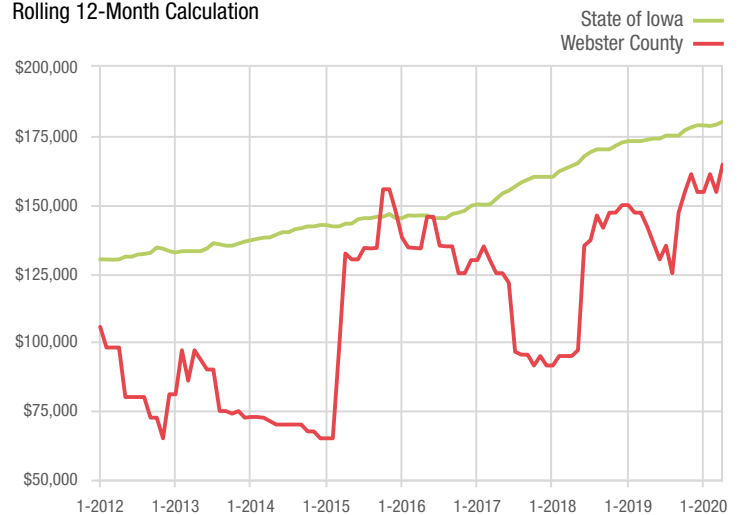
Median Sales Price - Single-Family Detached

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.