

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dickinson County

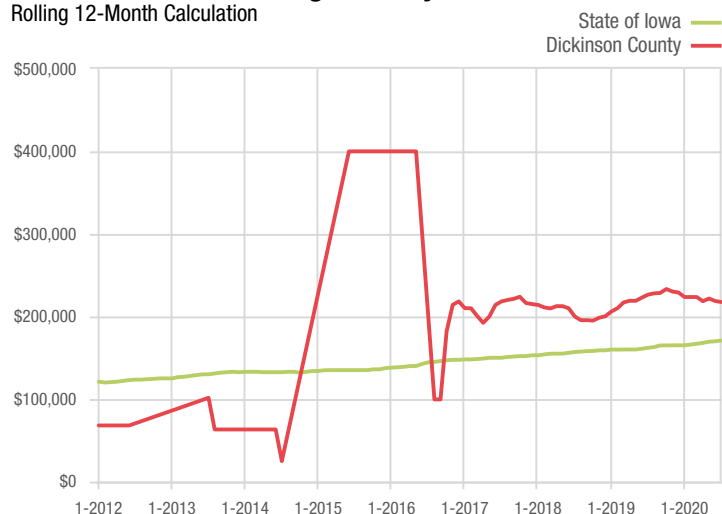
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	57	55	- 3.5%	289	274	- 5.2%
Pending Sales	32	47	+ 46.9%	172	183	+ 6.4%
Closed Sales	26	45	+ 73.1%	154	175	+ 13.6%
Days on Market Until Sale	72	60	- 16.7%	92	85	- 7.6%
Median Sales Price*	\$335,500	\$240,000	- 28.5%	\$238,000	\$217,000	- 8.8%
Average Sales Price*	\$406,631	\$331,218	- 18.5%	\$320,507	\$306,158	- 4.5%
Percent of List Price Received*	93.7%	96.3%	+ 2.8%	95.5%	94.8%	- 0.7%
Inventory of Homes for Sale	166	143	- 13.9%	—	—	—
Months Supply of Inventory	6.8	5.3	- 22.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	48	32	- 33.3%	213	202	- 5.2%
Pending Sales	36	35	- 2.8%	141	138	- 2.1%
Closed Sales	27	30	+ 11.1%	118	128	+ 8.5%
Days on Market Until Sale	94	104	+ 10.6%	100	104	+ 4.0%
Median Sales Price*	\$255,000	\$367,450	+ 44.1%	\$268,250	\$309,500	+ 15.4%
Average Sales Price*	\$283,950	\$406,839	+ 43.3%	\$332,703	\$375,161	+ 12.8%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	97.6%	96.5%	- 1.1%
Inventory of Homes for Sale	111	96	- 13.5%	—	—	—
Months Supply of Inventory	6.3	5.2	- 17.5%	—	—	—

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

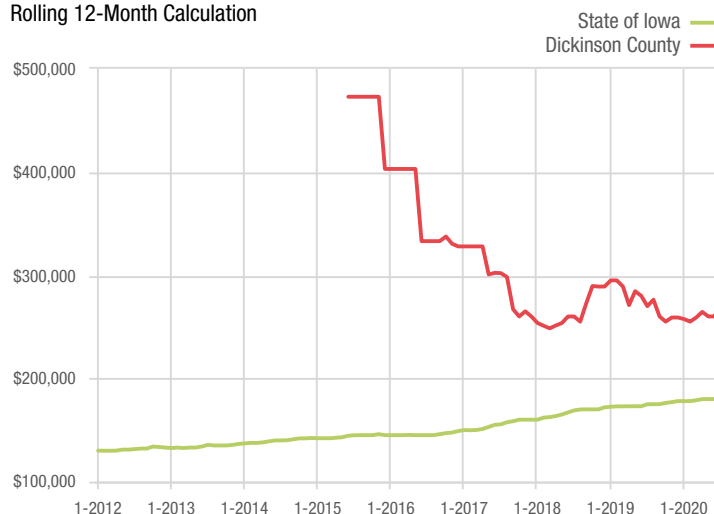
Median Sales Price - Single-Family Detached

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.