

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

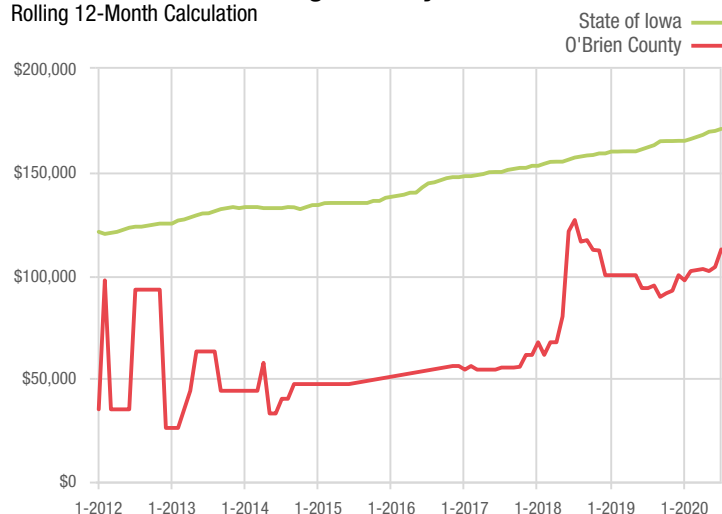
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	19	11	- 42.1%	79	71	- 10.1%
Pending Sales	11	8	- 27.3%	37	77	+ 108.1%
Closed Sales	7	12	+ 71.4%	35	53	+ 51.4%
Days on Market Until Sale	54	154	+ 185.2%	89	150	+ 68.5%
Median Sales Price*	\$100,000	\$135,000	+ 35.0%	\$92,500	\$114,500	+ 23.8%
Average Sales Price*	\$110,879	\$147,750	+ 33.3%	\$98,652	\$120,727	+ 22.4%
Percent of List Price Received*	94.3%	94.6%	+ 0.3%	91.5%	91.7%	+ 0.2%
Inventory of Homes for Sale	44	34	- 22.7%	—	—	—
Months Supply of Inventory	7.4	3.7	- 50.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	1	0.0%	11	10	- 9.1%
Pending Sales	2	3	+ 50.0%	6	9	+ 50.0%
Closed Sales	2	5	+ 150.0%	5	8	+ 60.0%
Days on Market Until Sale	69	111	+ 60.9%	54	131	+ 142.6%
Median Sales Price*	\$132,500	\$88,000	- 33.6%	\$93,500	\$86,000	- 8.0%
Average Sales Price*	\$132,500	\$100,800	- 23.9%	\$115,000	\$105,938	- 7.9%
Percent of List Price Received*	96.2%	92.7%	- 3.6%	95.2%	91.1%	- 4.3%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	4.5	2.7	- 40.0%	—	—	—

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

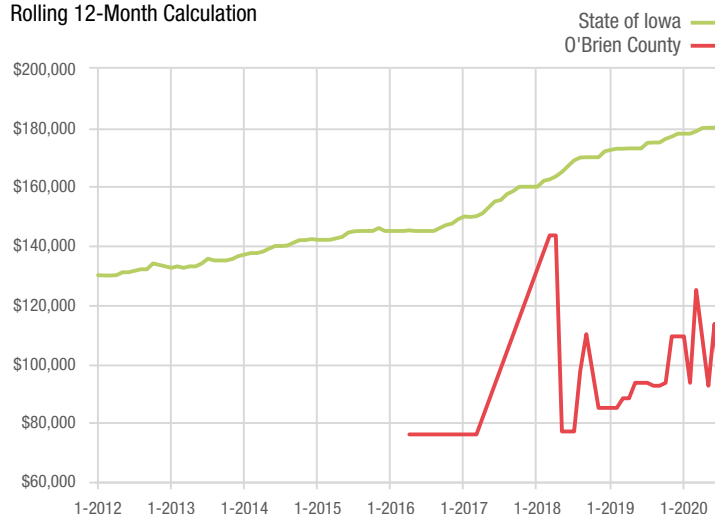
Median Sales Price - Single-Family Detached

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.