

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

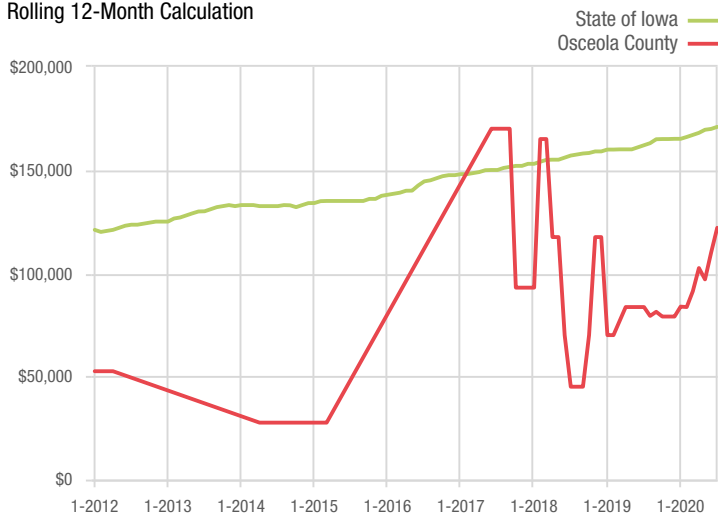
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	3	+ 200.0%	18	31	+ 72.2%
Pending Sales	1	9	+ 800.0%	14	25	+ 78.6%
Closed Sales	3	7	+ 133.3%	12	24	+ 100.0%
Days on Market Until Sale	21	69	+ 228.6%	40	111	+ 177.5%
Median Sales Price*	\$72,000	\$135,000	+ 87.5%	\$79,300	\$123,500	+ 55.7%
Average Sales Price*	\$63,167	\$129,786	+ 105.5%	\$81,050	\$130,713	+ 61.3%
Percent of List Price Received*	92.4%	89.8%	- 2.8%	92.3%	94.0%	+ 1.8%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	4	+ 300.0%	3	7	+ 133.3%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	70	3	- 95.7%
Median Sales Price*	—	—	—	\$100,000	\$72,000	- 28.0%
Average Sales Price*	—	—	—	\$100,000	\$72,000	- 28.0%
Percent of List Price Received*	—	—	—	90.9%	110.8%	+ 21.9%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	2.0	5.0	+ 150.0%	—	—	—

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

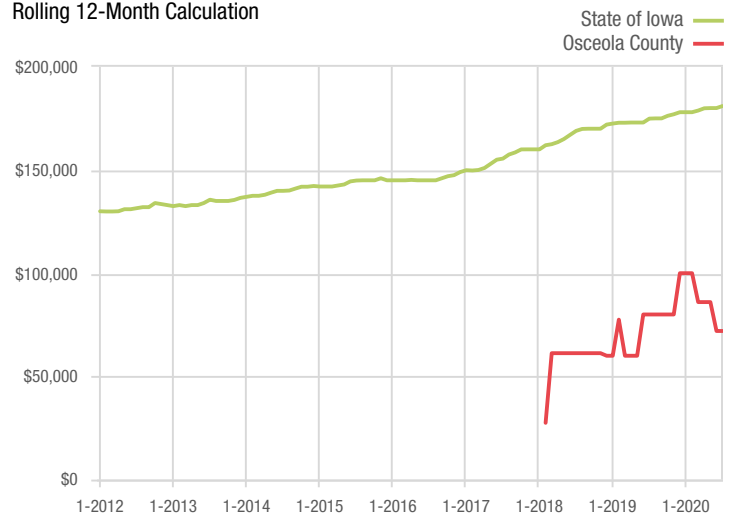
Median Sales Price - Single-Family Detached

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.