Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®

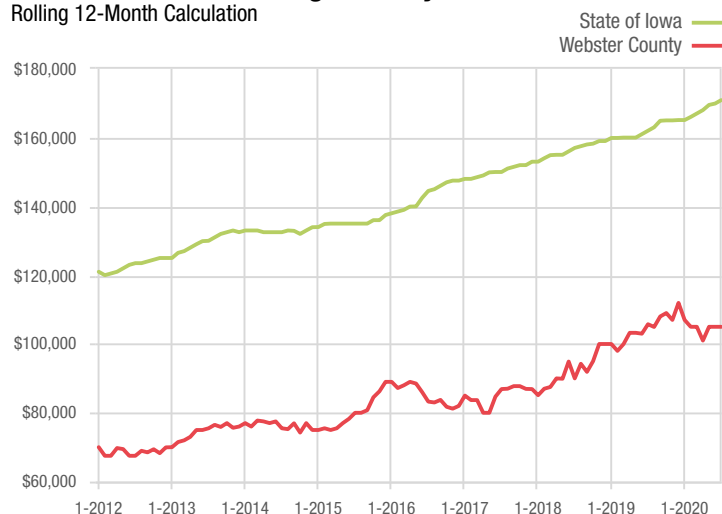**Iowa** Association of **REALTORS**®

Webster County

Single-Family Detached

Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	65	49	- 24.6%	343	294	- 14.3%
Pending Sales	49	30	- 38.8%	273	254	- 7.0%
Closed Sales	45	57	+ 26.7%	241	246	+ 2.1%
Days on Market Until Sale	73	84	+ 15.1%	82	90	+ 9.8%
Median Sales Price*	$115,000	$133,000	+ 15.7%	$111,000	$104,250	- 6.1%
Average Sales Price*	$145,670	$142,211	- 2.4%	$122,395	$125,968	+ 2.9%
Percent of List Price Received*	95.3%	94.9%	- 0.4%	94.5%	93.8%	- 0.7%
Inventory of Homes for Sale	149	110	- 26.2%	—	—	—
Months Supply of Inventory	3.9	3.1	- 20.5%	—	—	—

Townhouse-Condo

Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	9	14	+ 55.6%
Pending Sales	2	2	0.0%	6	9	+ 50.0%
Closed Sales	1	1	0.0%	5	7	+ 40.0%
Days on Market Until Sale	476	2	- 99.6%	205	134	- 34.6%
Median Sales Price*	$229,000	$82,000	- 64.2%	$71,500	$147,000	+ 105.6%
Average Sales Price*	$229,000	$82,000	- 64.2%	$114,600	$154,143	+ 34.5%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	93.2%	97.5%	+ 4.6%
Inventory of Homes for Sale	12	15	+ 25.0%	—	—	—
Months Supply of Inventory	9.2	8.8	- 4.3%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.
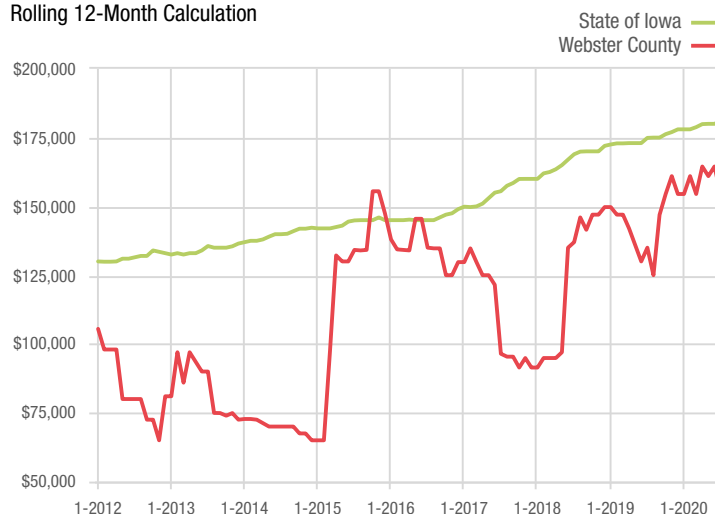
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa
Webster County

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa
Webster County

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.