

Local Market Update – August 2020

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

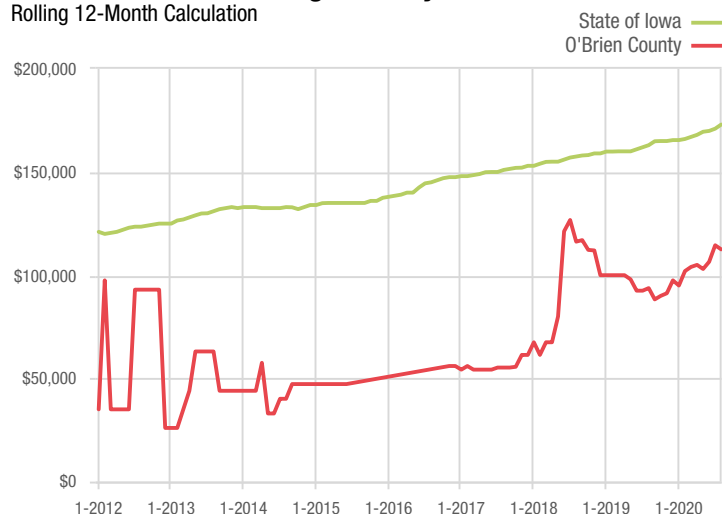
Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	12	16	+ 33.3%	91	87	- 4.4%
Pending Sales	4	14	+ 250.0%	41	90	+ 119.5%
Closed Sales	5	13	+ 160.0%	41	68	+ 65.9%
Days on Market Until Sale	54	110	+ 103.7%	82	140	+ 70.7%
Median Sales Price*	\$117,000	\$109,000	- 6.8%	\$92,500	\$114,750	+ 24.1%
Average Sales Price*	\$128,000	\$119,481	- 6.7%	\$100,556	\$121,121	+ 20.5%
Percent of List Price Received*	93.6%	95.6%	+ 2.1%	91.4%	92.5%	+ 1.2%
Inventory of Homes for Sale	51	35	- 31.4%	—	—	—
Months Supply of Inventory	9.0	3.6	- 60.0%	—	—	—

Townhouse-Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	0	- 100.0%	12	10	- 16.7%
Pending Sales	2	1	- 50.0%	8	10	+ 25.0%
Closed Sales	1	0	- 100.0%	6	8	+ 33.3%
Days on Market Until Sale	101	—	—	62	131	+ 111.3%
Median Sales Price*	\$80,000	—	—	\$93,000	\$86,000	- 7.5%
Average Sales Price*	\$80,000	—	—	\$109,167	\$105,938	- 3.0%
Percent of List Price Received*	97.6%	—	—	95.6%	91.1%	- 4.7%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

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

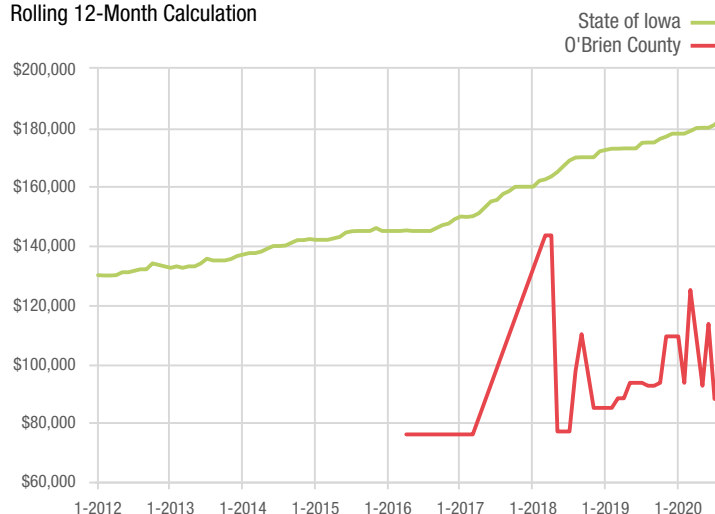
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.