

Local Market Update – August 2020

A Research Tool Provided by Iowa Association of REALTORS®



Sac County

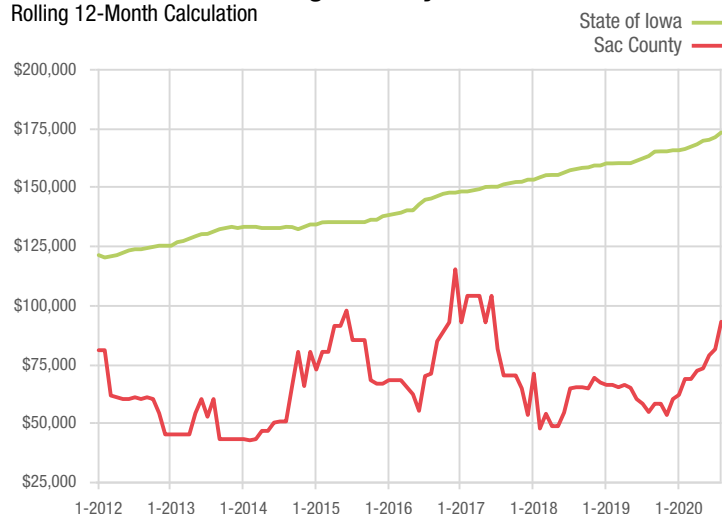
Single-Family Detached	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	5	5	0.0%	28	50	+ 78.6%
Pending Sales	1	6	+ 500.0%	16	39	+ 143.8%
Closed Sales	4	8	+ 100.0%	18	33	+ 83.3%
Days on Market Until Sale	33	83	+ 151.5%	67	80	+ 19.4%
Median Sales Price*	\$49,000	\$134,000	+ 173.5%	\$41,750	\$110,000	+ 163.5%
Average Sales Price*	\$56,475	\$139,875	+ 147.7%	\$51,299	\$113,305	+ 120.9%
Percent of List Price Received*	94.5%	96.4%	+ 2.0%	92.3%	91.8%	- 0.5%
Inventory of Homes for Sale	17	21	+ 23.5%	—	—	—
Months Supply of Inventory	7.0	4.7	- 32.9%	—	—	—

Townhouse-Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	1	0.0%	2	8	+ 300.0%
Pending Sales	1	1	0.0%	1	6	+ 500.0%
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	16	—	—	21	—
Median Sales Price*	—	\$176,500	—	—	\$218,000	—
Average Sales Price*	—	\$176,500	—	—	\$247,667	—
Percent of List Price Received*	—	96.5%	—	—	96.5%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

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

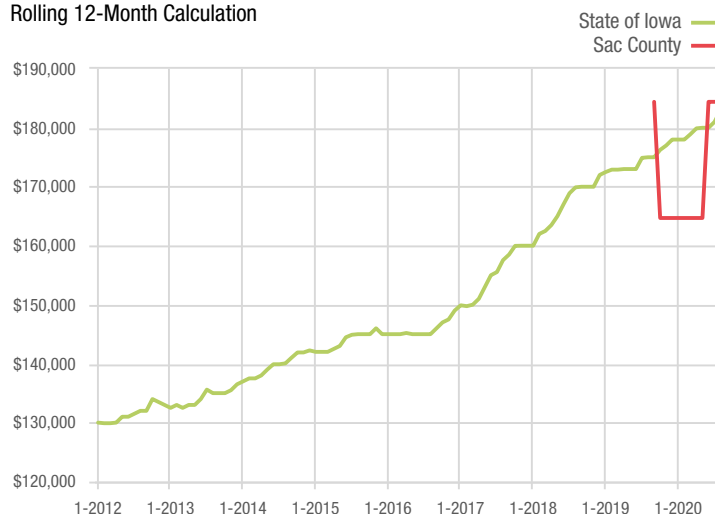
Median Sales Price - Single-Family Detached

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.