

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

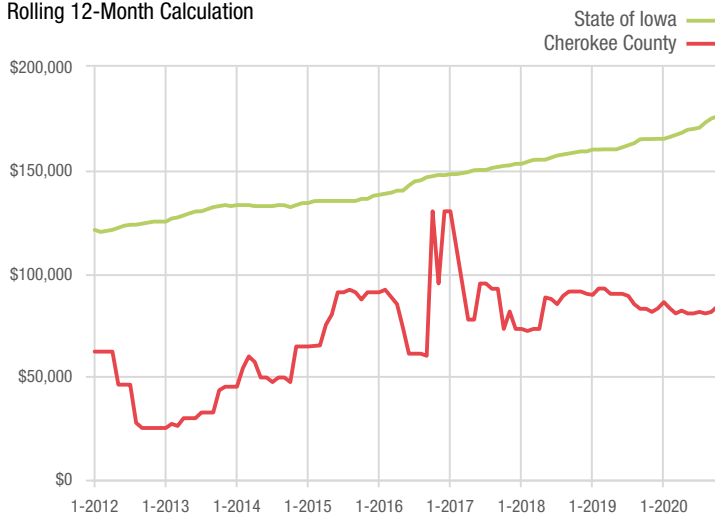
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	14	21	+ 50.0%	169	151	- 10.7%
Pending Sales	13	19	+ 46.2%	146	138	- 5.5%
Closed Sales	15	12	- 20.0%	141	116	- 17.7%
Days on Market Until Sale	77	85	+ 10.4%	113	103	- 8.8%
Median Sales Price*	\$80,500	\$94,000	+ 16.8%	\$83,000	\$82,613	- 0.5%
Average Sales Price*	\$88,503	\$105,477	+ 19.2%	\$101,280	\$100,857	- 0.4%
Percent of List Price Received*	91.6%	91.4%	- 0.2%	93.0%	93.6%	+ 0.6%
Inventory of Homes for Sale	66	41	- 37.9%	—	—	—
Months Supply of Inventory	5.1	3.2	- 37.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	197	—	27	306	+ 1,033.3%
Median Sales Price*	—	\$129,000	—	\$85,500	\$89,500	+ 4.7%
Average Sales Price*	—	\$129,000	—	\$85,500	\$89,500	+ 4.7%
Percent of List Price Received*	—	100.0%	—	94.6%	84.2%	- 11.0%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.0	2.0	0.0%	—	—	—

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

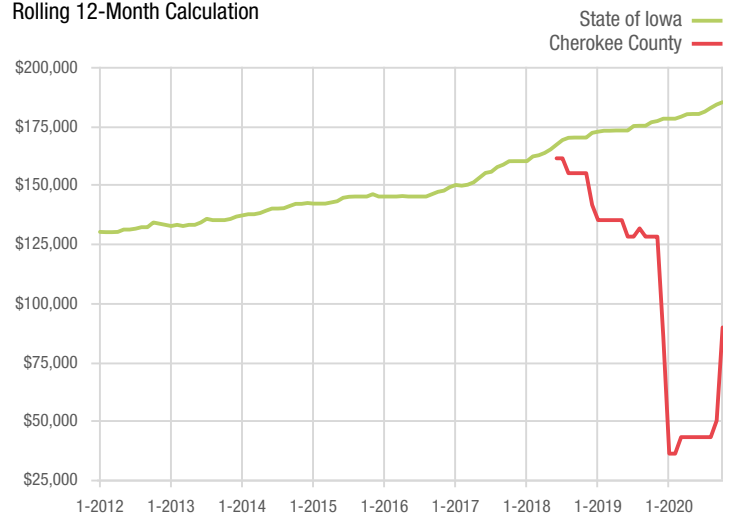
Median Sales Price - Single-Family Detached

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.