

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dickinson County

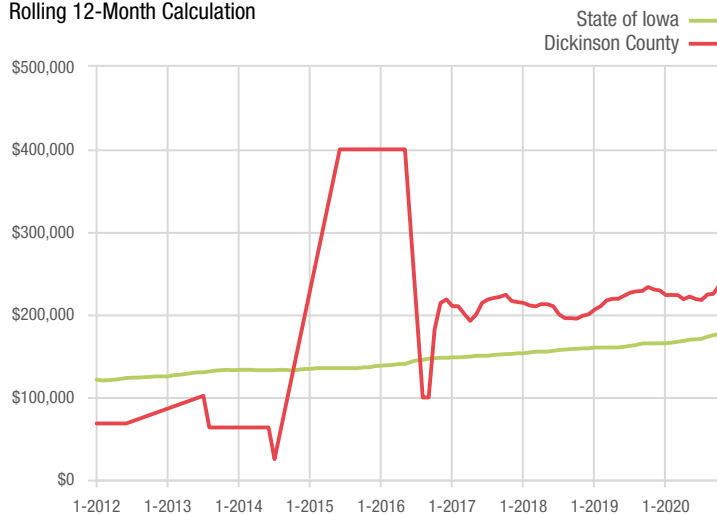
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	23	23	0.0%	418	375	- 10.3%
Pending Sales	25	33	+ 32.0%	274	306	+ 11.7%
Closed Sales	32	47	+ 46.9%	272	299	+ 9.9%
Days on Market Until Sale	89	83	- 6.7%	92	86	- 6.5%
Median Sales Price*	\$229,750	\$295,000	+ 28.4%	\$235,000	\$240,000	+ 2.1%
Average Sales Price*	\$311,068	\$526,920	+ 69.4%	\$323,827	\$385,078	+ 18.9%
Percent of List Price Received*	93.8%	96.8%	+ 3.2%	94.9%	95.4%	+ 0.5%
Inventory of Homes for Sale	154	96	- 37.7%	—	—	—
Months Supply of Inventory	6.0	3.3	- 45.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	17	20	+ 17.6%	274	267	- 2.6%
Pending Sales	15	29	+ 93.3%	203	244	+ 20.2%
Closed Sales	18	40	+ 122.2%	193	238	+ 23.3%
Days on Market Until Sale	53	79	+ 49.1%	91	101	+ 11.0%
Median Sales Price*	\$186,850	\$382,950	+ 105.0%	\$260,000	\$330,167	+ 27.0%
Average Sales Price*	\$255,389	\$410,580	+ 60.8%	\$317,285	\$387,909	+ 22.3%
Percent of List Price Received*	94.8%	97.1%	+ 2.4%	96.9%	96.5%	- 0.4%
Inventory of Homes for Sale	93	43	- 53.8%	—	—	—
Months Supply of Inventory	5.0	1.9	- 62.0%	—	—	—

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

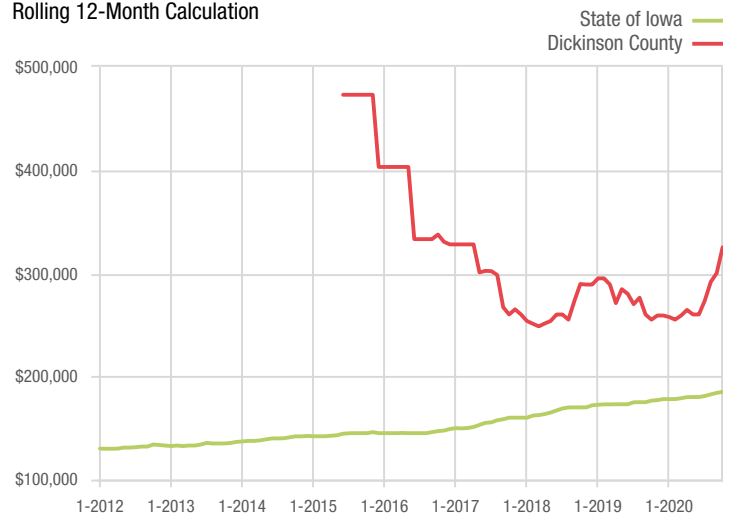
Median Sales Price - Single-Family Detached

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.