

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Mahaska County

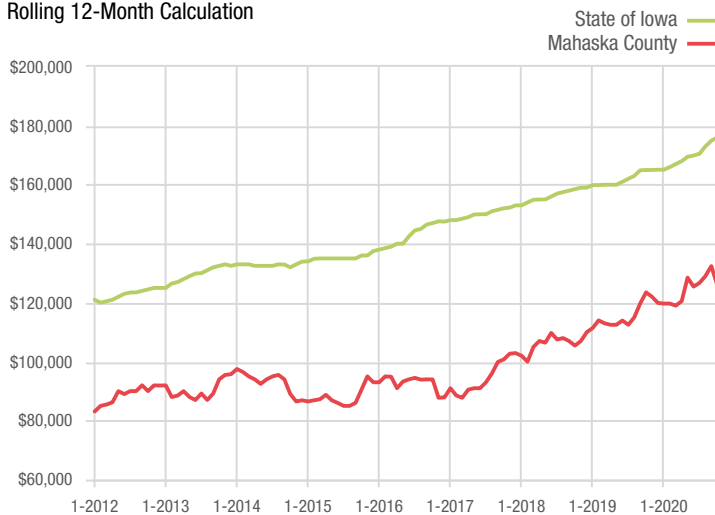
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	28	29	+ 3.6%	278	267	- 4.0%
Pending Sales	25	22	- 12.0%	208	248	+ 19.2%
Closed Sales	31	24	- 22.6%	202	234	+ 15.8%
Days on Market Until Sale	75	61	- 18.7%	68	55	- 19.1%
Median Sales Price*	\$150,000	\$112,250	- 25.2%	\$122,000	\$132,400	+ 8.5%
Average Sales Price*	\$143,406	\$122,683	- 14.5%	\$127,962	\$138,093	+ 7.9%
Percent of List Price Received*	94.5%	94.8%	+ 0.3%	95.4%	95.6%	+ 0.2%
Inventory of Homes for Sale	80	48	- 40.0%	—	—	—
Months Supply of Inventory	4.0	2.1	- 47.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	159	—
Median Sales Price*	—	—	—	—	\$184,900	—
Average Sales Price*	—	—	—	—	\$184,900	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

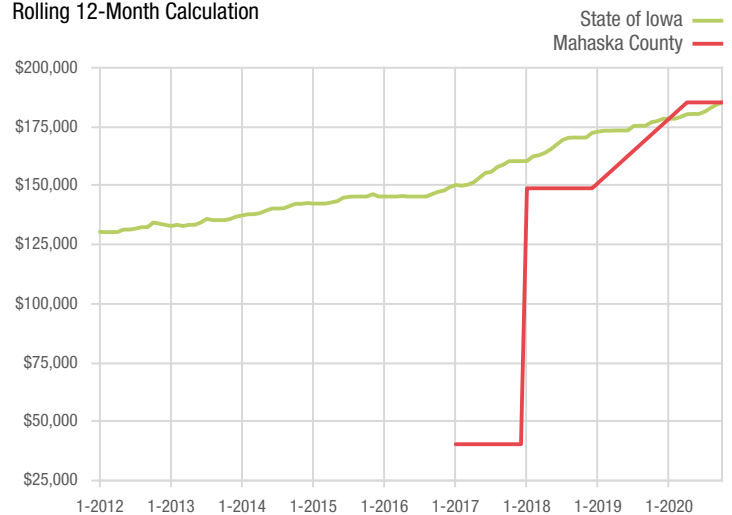
Median Sales Price - Single-Family Detached

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.