

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

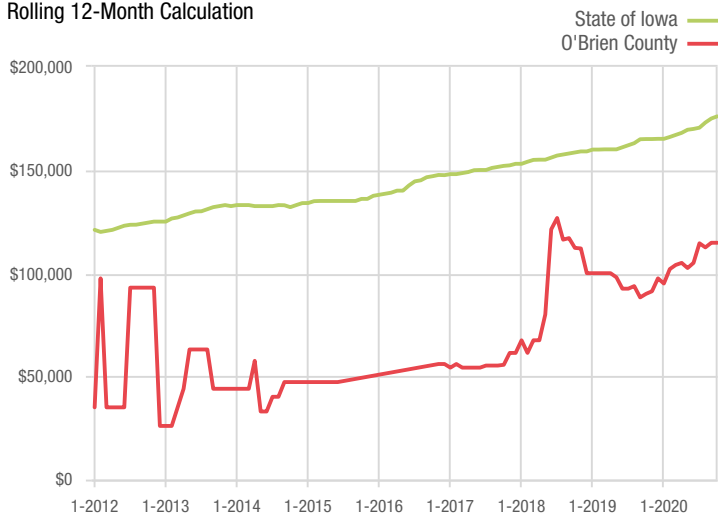
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	7	9	+ 28.6%	107	107	0.0%
Pending Sales	9	9	0.0%	56	109	+ 94.6%
Closed Sales	8	8	0.0%	57	89	+ 56.1%
Days on Market Until Sale	62	74	+ 19.4%	75	128	+ 70.7%
Median Sales Price*	\$138,500	\$142,500	+ 2.9%	\$95,000	\$115,000	+ 21.1%
Average Sales Price*	\$150,063	\$149,250	- 0.5%	\$109,705	\$128,248	+ 16.9%
Percent of List Price Received*	92.9%	92.0%	- 1.0%	92.0%	92.1%	+ 0.1%
Inventory of Homes for Sale	44	34	- 22.7%	—	—	—
Months Supply of Inventory	7.3	3.3	- 54.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	3	0	- 100.0%	16	12	- 25.0%
Pending Sales	0	2	—	8	12	+ 50.0%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Days on Market Until Sale	8	—	—	72	131	+ 81.9%
Median Sales Price*	\$134,500	—	—	\$109,250	\$86,000	- 21.3%
Average Sales Price*	\$134,500	—	—	\$123,063	\$105,938	- 13.9%
Percent of List Price Received*	100.0%	—	—	95.8%	91.1%	- 4.9%
Inventory of Homes for Sale	8	4	- 50.0%	—	—	—
Months Supply of Inventory	5.3	2.3	- 56.6%	—	—	—

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

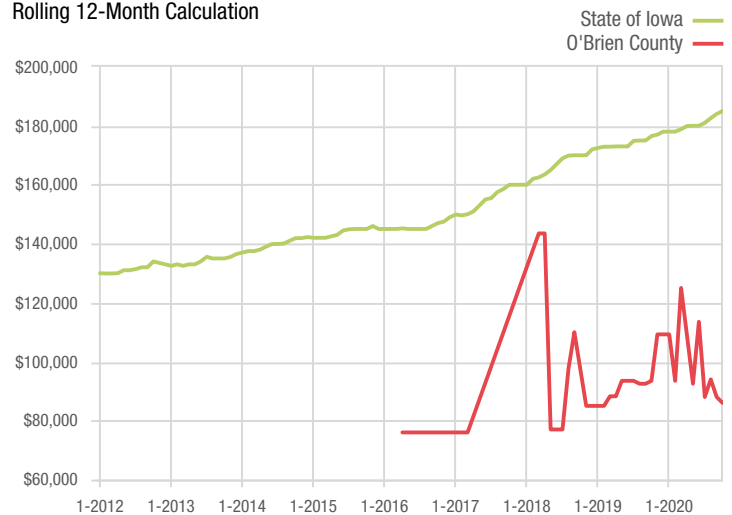
Median Sales Price - Single-Family Detached

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.