

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Osceola County

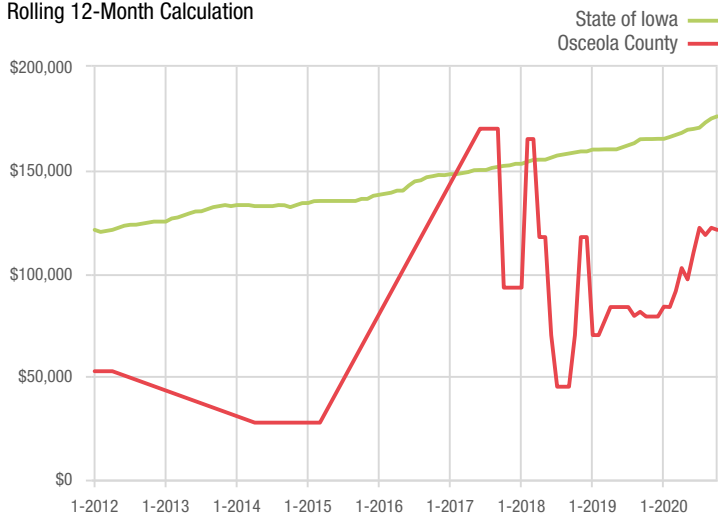
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	3	0.0%	26	45	+ 73.1%
Pending Sales	2	4	+ 100.0%	17	37	+ 117.6%
Closed Sales	1	8	+ 700.0%	18	37	+ 105.6%
Days on Market Until Sale	13	65	+ 400.0%	53	92	+ 73.6%
Median Sales Price*	\$42,000	\$108,200	+ 157.6%	\$77,000	\$122,000	+ 58.4%
Average Sales Price*	\$42,000	\$117,725	+ 180.3%	\$89,756	\$124,295	+ 38.5%
Percent of List Price Received*	84.1%	95.1%	+ 13.1%	92.1%	94.8%	+ 2.9%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	4.2	2.5	- 40.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	3	10	+ 233.3%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	70	31	- 55.7%
Median Sales Price*	—	—	—	\$100,000	\$107,250	+ 7.3%
Average Sales Price*	—	—	—	\$100,000	\$107,250	+ 7.3%
Percent of List Price Received*	—	—	—	90.9%	104.6%	+ 15.1%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

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

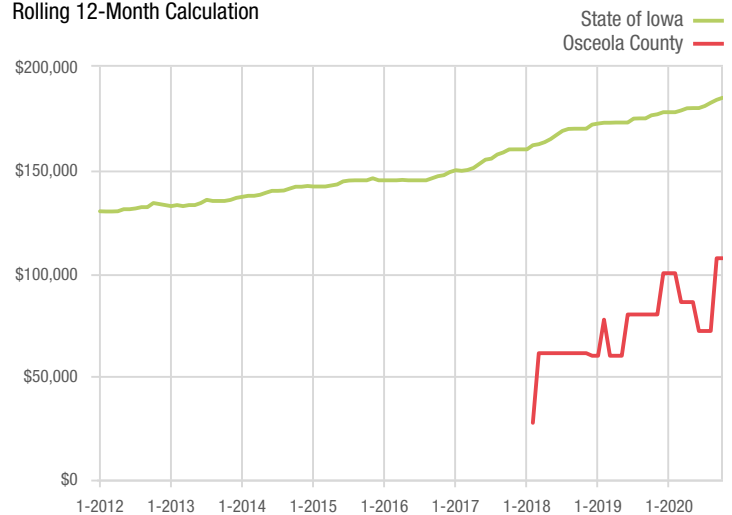
### Median Sales Price - Single-Family Detached

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.