

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Sac County

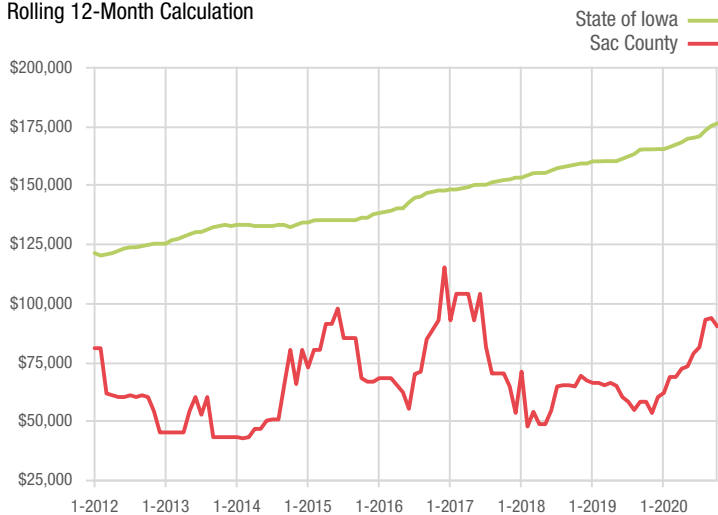
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	9	4	- 55.6%	46	61	+ 32.6%
Pending Sales	6	8	+ 33.3%	28	52	+ 85.7%
Closed Sales	2	8	+ 300.0%	22	46	+ 109.1%
Days on Market Until Sale	8	66	+ 725.0%	70	87	+ 24.3%
Median Sales Price*	\$182,925	\$66,000	- 63.9%	\$45,487	\$97,250	+ 113.8%
Average Sales Price*	\$182,925	\$126,538	- 30.8%	\$67,237	\$115,888	+ 72.4%
Percent of List Price Received*	96.3%	94.5%	- 1.9%	92.9%	92.2%	- 0.8%
Inventory of Homes for Sale	21	17	- 19.0%	—	—	—
Months Supply of Inventory	7.6	3.7	- 51.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	3	10	+ 233.3%
Pending Sales	0	0	0.0%	2	8	+ 300.0%
Closed Sales	1	2	+ 100.0%	2	7	+ 250.0%
Days on Market Until Sale	20	66	+ 230.0%	21	41	+ 95.2%
Median Sales Price*	\$145,000	\$72,000	- 50.3%	\$164,700	\$172,000	+ 4.4%
Average Sales Price*	\$145,000	\$72,000	- 50.3%	\$164,700	\$237,000	+ 43.9%
Percent of List Price Received*	90.3%	99.5%	+ 10.2%	94.2%	97.4%	+ 3.4%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

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

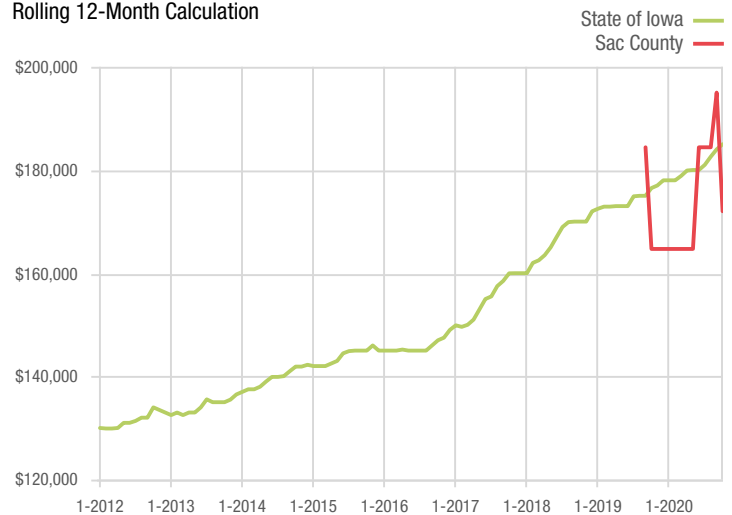
Median Sales Price - Single-Family Detached

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.