

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Wapello County

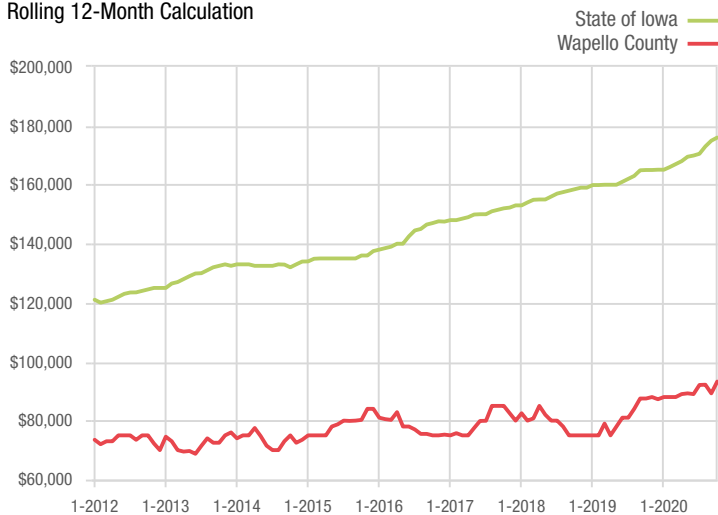
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	43	43	0.0%	441	344	- 22.0%
Pending Sales	26	33	+ 26.9%	301	334	+ 11.0%
Closed Sales	35	41	+ 17.1%	300	312	+ 4.0%
Days on Market Until Sale	76	72	- 5.3%	82	84	+ 2.4%
Median Sales Price*	\$74,500	\$105,000	+ 40.9%	\$89,700	\$98,750	+ 10.1%
Average Sales Price*	\$98,884	\$128,084	+ 29.5%	\$107,372	\$118,538	+ 10.4%
Percent of List Price Received*	94.6%	94.8%	+ 0.2%	94.5%	94.8%	+ 0.3%
Inventory of Homes for Sale	150	70	- 53.3%	—	—	—
Months Supply of Inventory	5.2	2.2	- 57.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	0	—	—	0	—
Median Sales Price*	—	\$133,500	—	—	\$133,500	—
Average Sales Price*	—	\$133,500	—	—	\$133,500	—
Percent of List Price Received*	—	95.7%	—	—	95.7%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

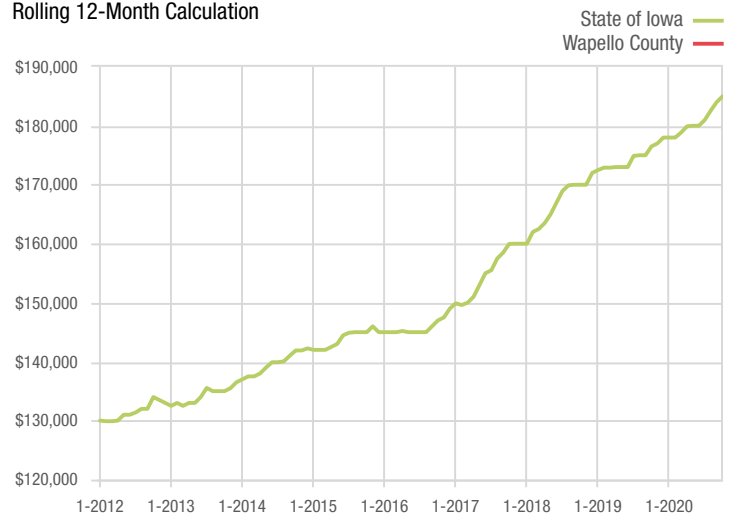
Median Sales Price - Single-Family Detached

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.