

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Webster County

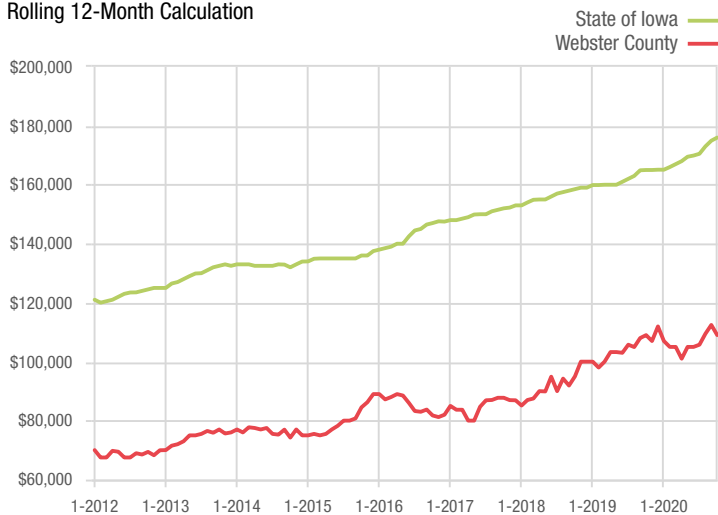
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	53	52	- 1.9%	513	447	- 12.9%
Pending Sales	36	28	- 22.2%	396	388	- 2.0%
Closed Sales	53	39	- 26.4%	377	369	- 2.1%
Days on Market Until Sale	66	51	- 22.7%	75	76	+ 1.3%
Median Sales Price*	\$125,000	\$95,000	- 24.0%	\$111,000	\$109,000	- 1.8%
Average Sales Price*	\$137,834	\$132,429	- 3.9%	\$126,394	\$132,109	+ 4.5%
Percent of List Price Received*	94.9%	95.9%	+ 1.1%	94.8%	94.5%	- 0.3%
Inventory of Homes for Sale	160	112	- 30.0%	—	—	—
Months Supply of Inventory	4.3	3.1	- 27.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	0	- 100.0%	13	17	+ 30.8%
Pending Sales	1	0	- 100.0%	12	11	- 8.3%
Closed Sales	3	0	- 100.0%	12	11	- 8.3%
Days on Market Until Sale	35	—	—	108	198	+ 83.3%
Median Sales Price*	\$245,000	—	—	\$154,500	\$147,000	- 4.9%
Average Sales Price*	\$228,667	—	—	\$146,825	\$150,091	+ 2.2%
Percent of List Price Received*	97.8%	—	—	95.9%	96.1%	+ 0.2%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	5.7	4.8	- 15.8%	—	—	—

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

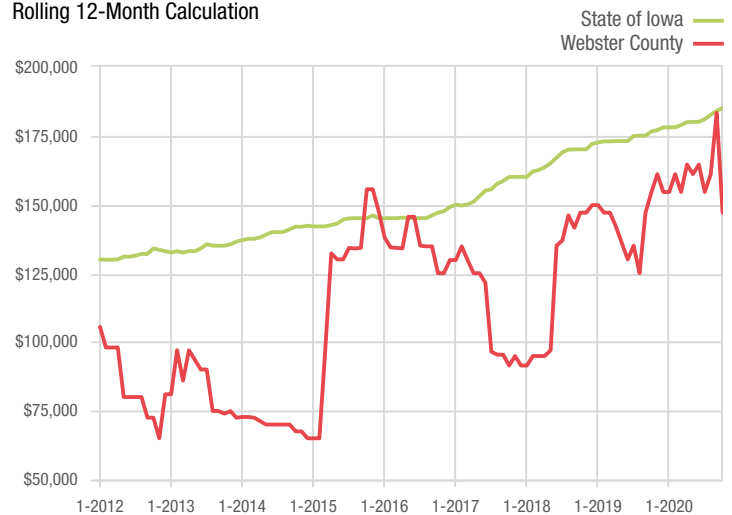
Median Sales Price - Single-Family Detached

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.