

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

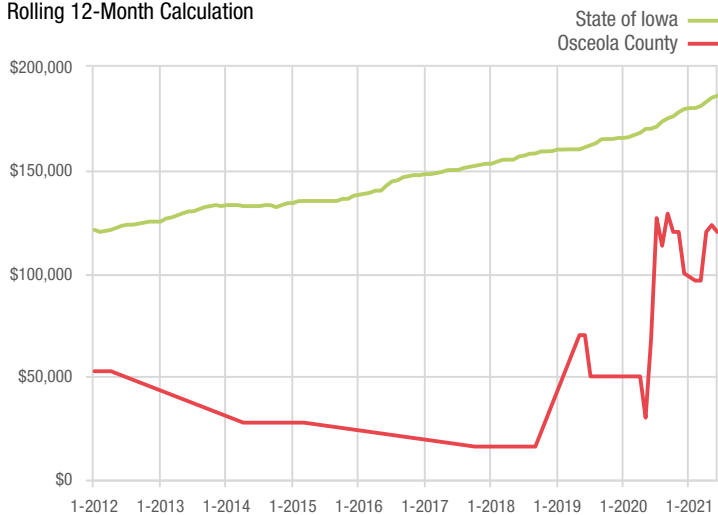
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	5	4	- 20.0%	15	19	+ 26.7%
Pending Sales	4	3	- 25.0%	5	15	+ 200.0%
Closed Sales	3	4	+ 33.3%	3	15	+ 400.0%
Days on Market Until Sale	25	55	+ 120.0%	25	84	+ 236.0%
Median Sales Price*	\$99,900	\$107,450	+ 7.6%	\$99,900	\$131,000	+ 31.1%
Average Sales Price*	\$87,867	\$155,850	+ 77.4%	\$87,867	\$146,347	+ 66.6%
Percent of List Price Received*	96.7%	97.1%	+ 0.4%	96.7%	95.6%	- 1.1%
Inventory of Homes for Sale	12	6	- 50.0%	—	—	—
Months Supply of Inventory	6.0	1.6	- 73.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	90	—	—	90	—
Median Sales Price*	—	\$143,000	—	—	\$143,000	—
Average Sales Price*	—	\$143,000	—	—	\$143,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

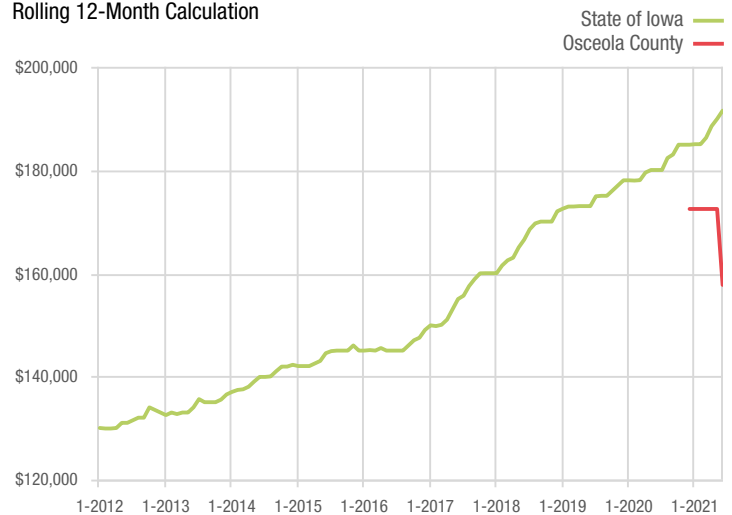
Median Sales Price - Single-Family Detached

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.