

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

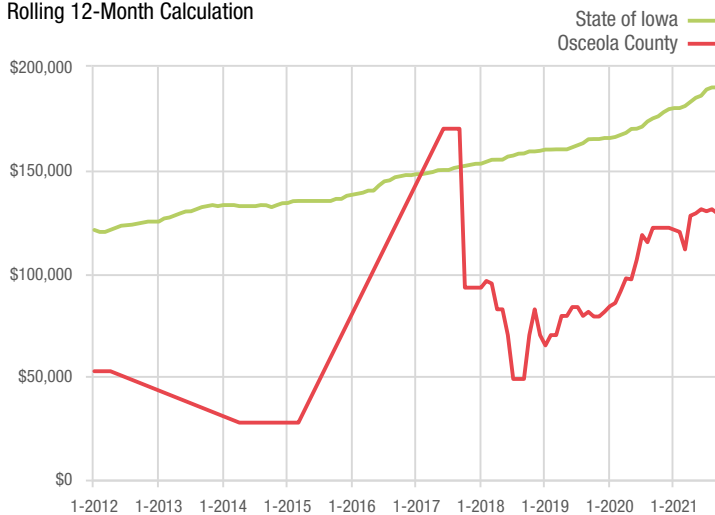
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	6	2	- 66.7%	48	44	- 8.3%
Pending Sales	8	3	- 62.5%	36	39	+ 8.3%
Closed Sales	3	6	+ 100.0%	32	37	+ 15.6%
Days on Market Until Sale	43	79	+ 83.7%	109	81	- 25.7%
Median Sales Price*	\$142,500	\$139,000	- 2.5%	\$123,500	\$134,200	+ 8.7%
Average Sales Price*	\$138,667	\$144,583	+ 4.3%	\$125,441	\$147,305	+ 17.4%
Percent of List Price Received*	99.2%	93.0%	- 6.3%	95.4%	96.2%	+ 0.8%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	3.8	1.7	- 55.3%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	90	—
Median Sales Price*	—	—	—	—	\$143,000	—
Average Sales Price*	—	—	—	—	\$143,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

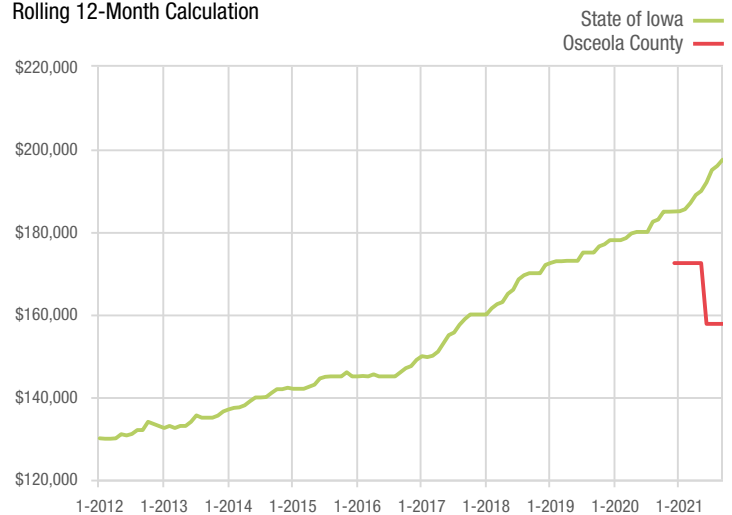
Median Sales Price - Single-Family Detached

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.