

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

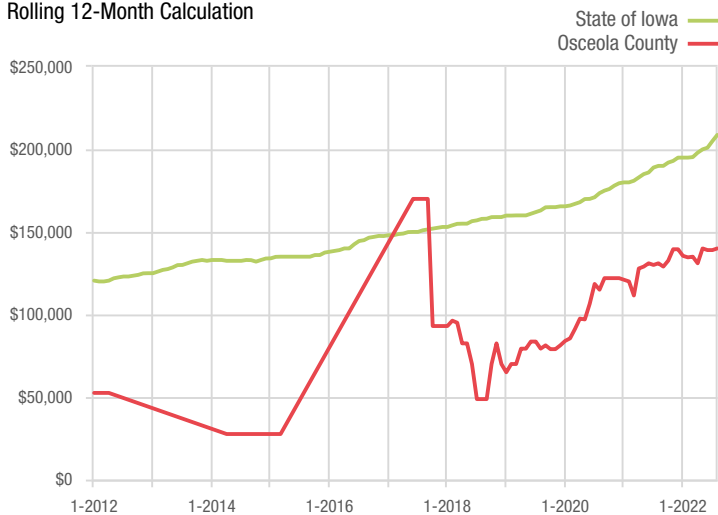
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	5	+ 66.7%	42	67	+ 59.5%
Pending Sales	6	6	0.0%	36	58	+ 61.1%
Closed Sales	2	15	+ 650.0%	31	58	+ 87.1%
Days on Market Until Sale	42	75	+ 78.6%	82	73	- 11.0%
Median Sales Price*	\$135,500	\$170,000	+ 25.5%	\$134,200	\$138,000	+ 2.8%
Average Sales Price*	\$135,500	\$164,660	+ 21.5%	\$147,832	\$162,316	+ 9.8%
Percent of List Price Received*	101.0%	95.5%	- 5.4%	96.8%	96.1%	- 0.7%
Inventory of Homes for Sale	9	15	+ 66.7%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	81	—	—	86	—	—
Median Sales Price*	\$125,000	—	—	\$134,000	—	—
Average Sales Price*	\$125,000	—	—	\$134,000	—	—
Percent of List Price Received*	96.2%	—	—	98.1%	—	—
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.

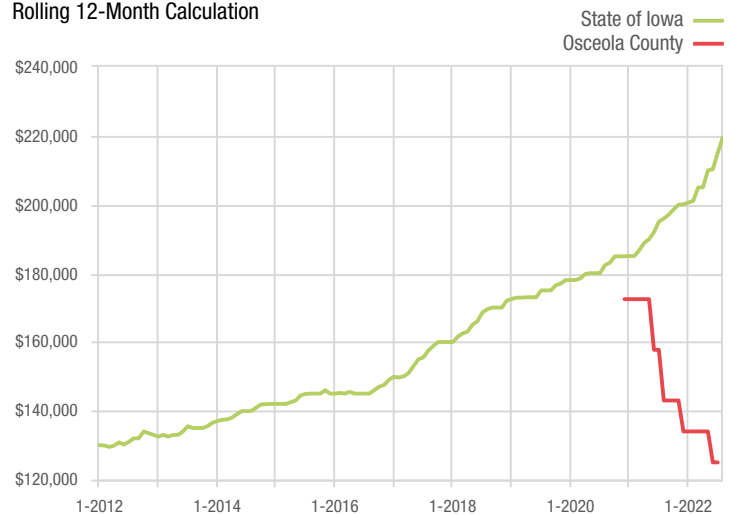
Median Sales Price - Single-Family Detached

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.