

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

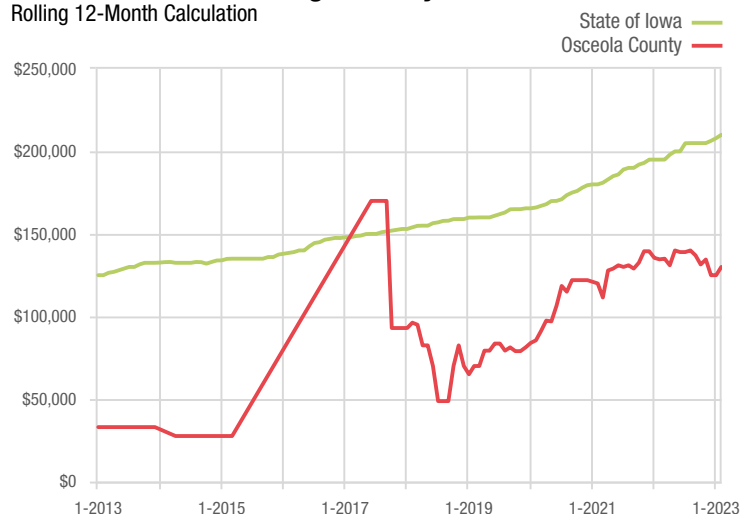
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	3	0.0%	5	7	+ 40.0%
Pending Sales	5	2	- 60.0%	9	6	- 33.3%
Closed Sales	3	1	- 66.7%	8	2	- 75.0%
Days on Market Until Sale	95	43	- 54.7%	82	55	- 32.9%
Median Sales Price*	\$63,000	\$23,500	- 62.7%	\$104,000	\$54,250	- 47.8%
Average Sales Price*	\$66,000	\$23,500	- 64.4%	\$96,500	\$54,250	- 43.8%
Percent of List Price Received*	91.6%	78.3%	- 14.5%	92.3%	87.5%	- 5.2%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.4	1.1	- 21.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

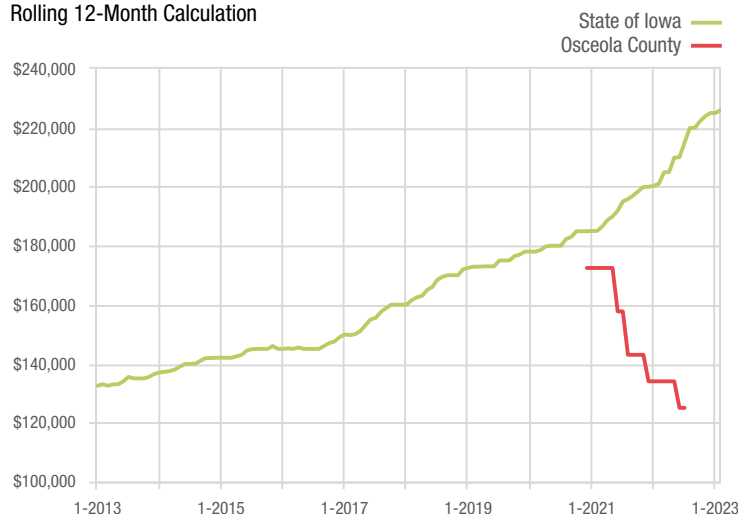
Median Sales Price - Single-Family Detached

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.