

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cherokee County

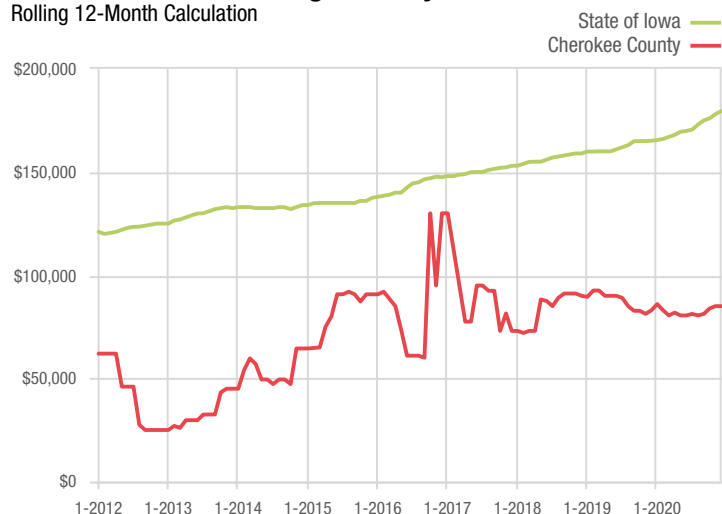
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	15	8	- 46.7%	187	176	- 5.9%
Pending Sales	6	11	+ 83.3%	160	161	+ 0.6%
Closed Sales	7	12	+ 71.4%	159	147	- 7.5%
Days on Market Until Sale	137	34	- 75.2%	112	95	- 15.2%
Median Sales Price*	\$126,000	\$93,500	- 25.8%	\$83,000	\$85,000	+ 2.4%
Average Sales Price*	\$127,714	\$112,042	- 12.3%	\$102,411	\$106,135	+ 3.6%
Percent of List Price Received*	95.6%	97.1%	+ 1.6%	93.3%	94.1%	+ 0.9%
Inventory of Homes for Sale	56	34	- 39.3%	—	—	—
Months Supply of Inventory	4.2	2.5	- 40.5%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	27	306	+ 1,033.3%
Median Sales Price*	—	—	—	\$85,500	\$89,500	+ 4.7%
Average Sales Price*	—	—	—	\$85,500	\$89,500	+ 4.7%
Percent of List Price Received*	—	—	—	94.6%	84.2%	- 11.0%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

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

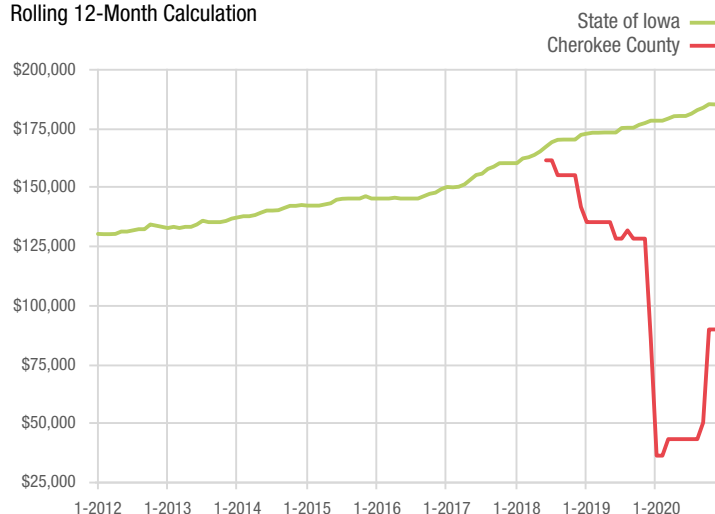
Median Sales Price - Single-Family Detached

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.