

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Howard County

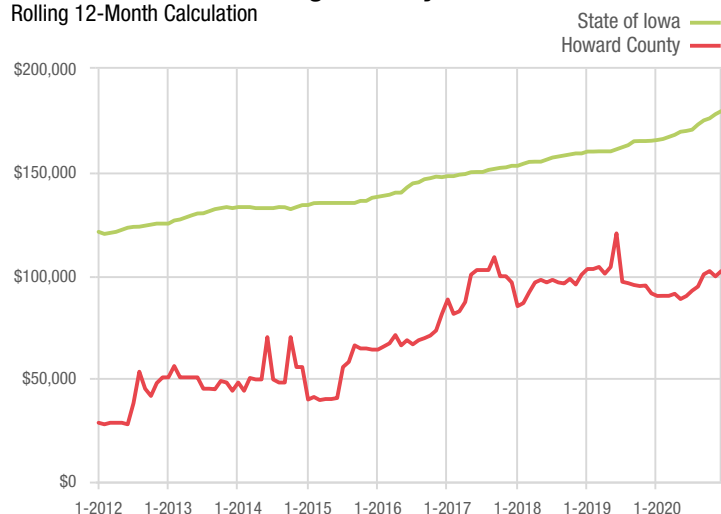
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	5	+ 66.7%	103	93	- 9.7%
Pending Sales	4	4	0.0%	74	82	+ 10.8%
Closed Sales	6	4	- 33.3%	74	75	+ 1.4%
Days on Market Until Sale	38	62	+ 63.2%	69	70	+ 1.4%
Median Sales Price*	\$82,250	\$142,000	+ 72.6%	\$91,200	\$102,000	+ 11.8%
Average Sales Price*	\$111,083	\$124,125	+ 11.7%	\$109,611	\$119,616	+ 9.1%
Percent of List Price Received*	96.7%	97.2%	+ 0.5%	94.3%	95.1%	+ 0.8%
Inventory of Homes for Sale	27	21	- 22.2%	—	—	—
Months Supply of Inventory	4.4	3.1	- 29.5%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	1	7	+ 600.0%
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	64	—
Median Sales Price*	—	—	—	—	\$203,750	—
Average Sales Price*	—	—	—	—	\$199,375	—
Percent of List Price Received*	—	—	—	—	95.4%	—
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.

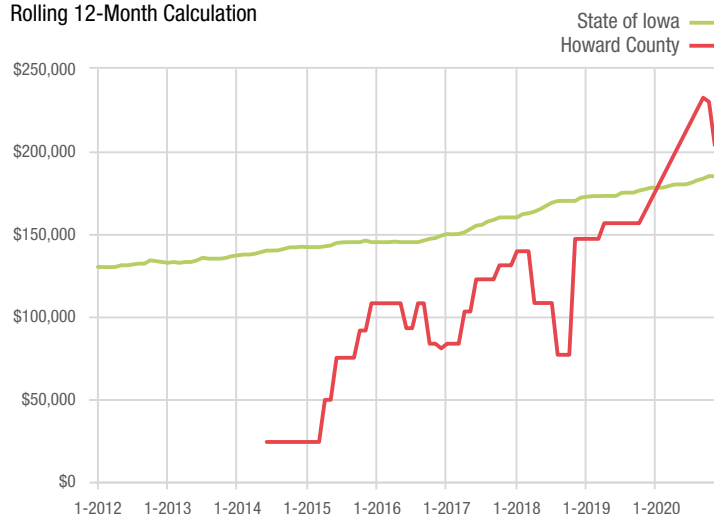
Median Sales Price - Single-Family Detached

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.