

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Ida County

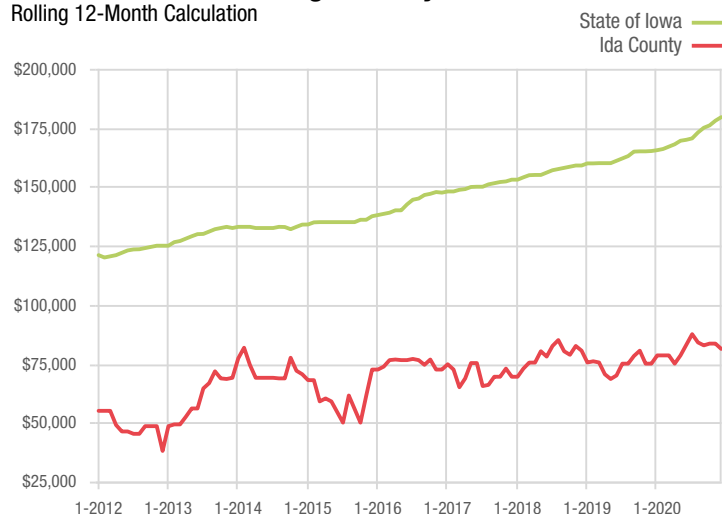
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	3	- 25.0%	61	74	+ 21.3%
Pending Sales	5	3	- 40.0%	45	52	+ 15.6%
Closed Sales	9	6	- 33.3%	45	52	+ 15.6%
Days on Market Until Sale	86	28	- 67.4%	96	90	- 6.3%
Median Sales Price*	\$87,500	\$76,500	- 12.6%	\$75,000	\$81,250	+ 8.3%
Average Sales Price*	\$88,447	\$77,283	- 12.6%	\$94,692	\$107,427	+ 13.4%
Percent of List Price Received*	94.6%	90.0%	- 4.9%	93.1%	90.3%	- 3.0%
Inventory of Homes for Sale	20	16	- 20.0%	—	—	—
Months Supply of Inventory	4.9	3.7	- 24.5%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	0	3	—
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	3	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

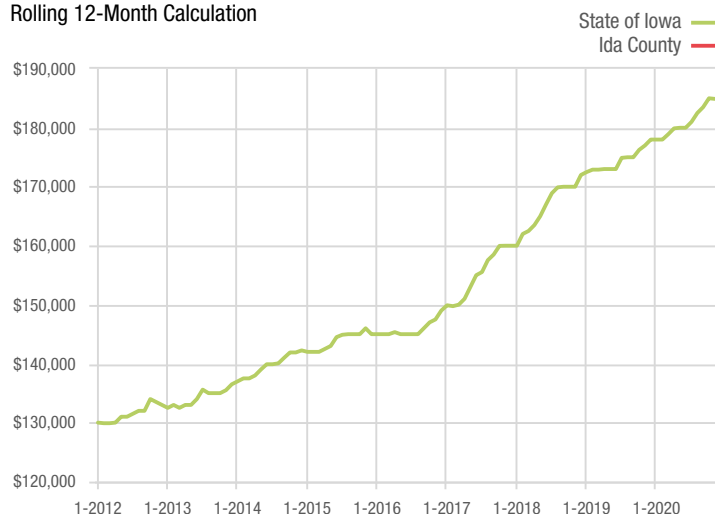
Median Sales Price - Single-Family Detached

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.