

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Mahaska County

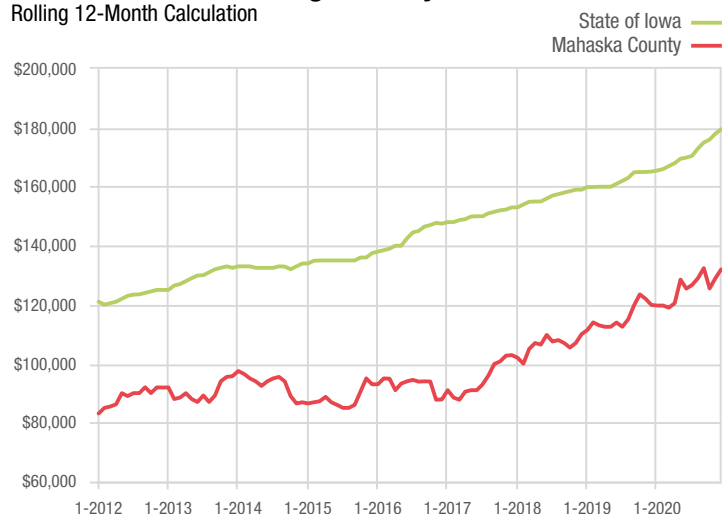
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	11	12	+ 9.1%	306	297	- 2.9%
Pending Sales	16	12	- 25.0%	237	283	+ 19.4%
Closed Sales	18	18	0.0%	237	271	+ 14.3%
Days on Market Until Sale	60	19	- 68.3%	67	51	- 23.9%
Median Sales Price*	\$115,500	\$140,950	+ 22.0%	\$119,900	\$132,000	+ 10.1%
Average Sales Price*	\$117,678	\$140,456	+ 19.4%	\$125,975	\$137,141	+ 8.9%
Percent of List Price Received*	92.7%	95.1%	+ 2.6%	95.1%	95.5%	+ 0.4%
Inventory of Homes for Sale	64	38	- 40.6%	—	—	—
Months Supply of Inventory	3.2	1.6	- 50.0%	—	—	—

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	4	+ 300.0%
Pending Sales	0	3	—	0	5	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	15	—	—	68	—
Median Sales Price*	—	\$168,000	—	—	\$174,900	—
Average Sales Price*	—	\$168,000	—	—	\$175,933	—
Percent of List Price Received*	—	96.1%	—	—	98.7%	—
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.

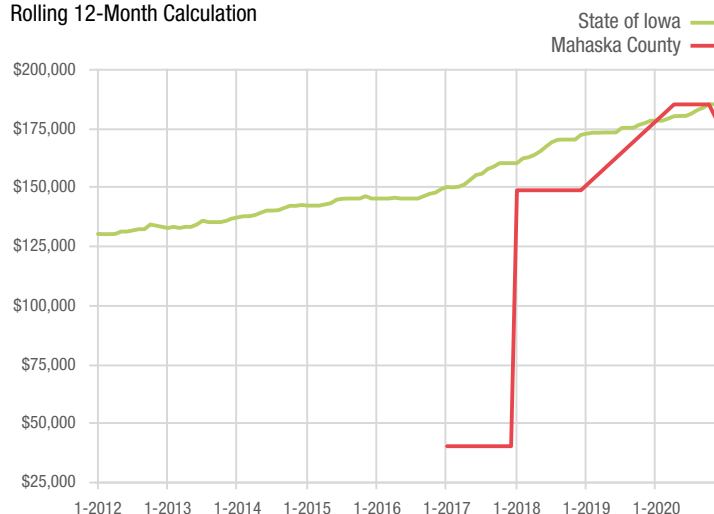
Median Sales Price - Single-Family Detached

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.