

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



O'Brien County

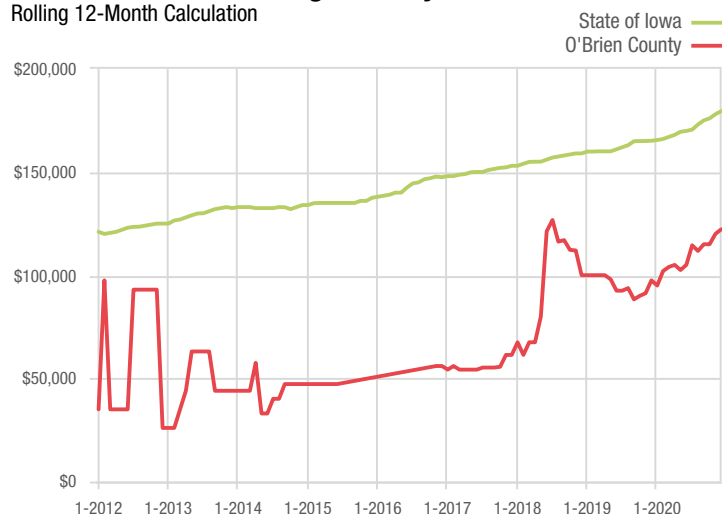
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	6	- 40.0%	125	118	- 5.6%
Pending Sales	7	3	- 57.1%	69	123	+ 78.3%
Closed Sales	4	8	+ 100.0%	70	112	+ 60.0%
Days on Market Until Sale	208	68	- 67.3%	87	118	+ 35.6%
Median Sales Price*	\$90,500	\$180,750	+ 99.7%	\$97,500	\$122,250	+ 25.4%
Average Sales Price*	\$91,375	\$211,844	+ 131.8%	\$110,169	\$140,896	+ 27.9%
Percent of List Price Received*	94.3%	91.2%	- 3.3%	92.0%	92.3%	+ 0.3%
Inventory of Homes for Sale	47	27	- 42.6%	—	—	—
Months Supply of Inventory	7.5	2.6	- 65.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	0	- 100.0%	18	12	- 33.3%
Pending Sales	0	1	—	8	13	+ 62.5%
Closed Sales	0	0	0.0%	8	8	0.0%
Days on Market Until Sale	—	—	—	72	131	+ 81.9%
Median Sales Price*	—	—	—	\$109,250	\$86,000	- 21.3%
Average Sales Price*	—	—	—	\$123,063	\$105,938	- 13.9%
Percent of List Price Received*	—	—	—	95.8%	91.1%	- 4.9%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	5.6	1.2	- 78.6%	—	—	—

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

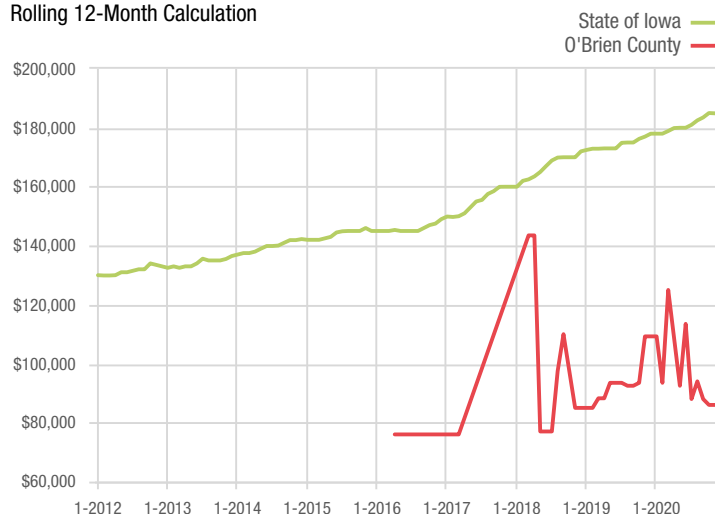
Median Sales Price - Single-Family Detached

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.