

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

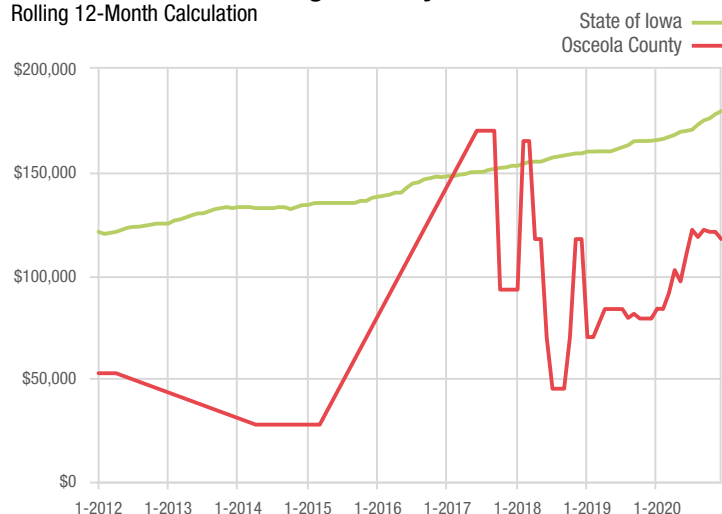
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	3	2	- 33.3%	31	49	+ 58.1%
Pending Sales	2	4	+ 100.0%	20	41	+ 105.0%
Closed Sales	0	2	—	19	42	+ 121.1%
Days on Market Until Sale	—	77	—	58	90	+ 55.2%
Median Sales Price*	—	\$69,500	—	\$79,000	\$117,500	+ 48.7%
Average Sales Price*	—	\$69,500	—	\$90,821	\$118,402	+ 30.4%
Percent of List Price Received*	—	87.0%	—	92.5%	93.8%	+ 1.4%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	5.0	2.2	- 56.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	3	10	+ 233.3%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	104	—	70	55	- 21.4%
Median Sales Price*	—	\$172,448	—	\$100,000	\$142,500	+ 42.5%
Average Sales Price*	—	\$172,448	—	\$100,000	\$128,983	+ 29.0%
Percent of List Price Received*	—	88.2%	—	90.9%	99.1%	+ 9.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

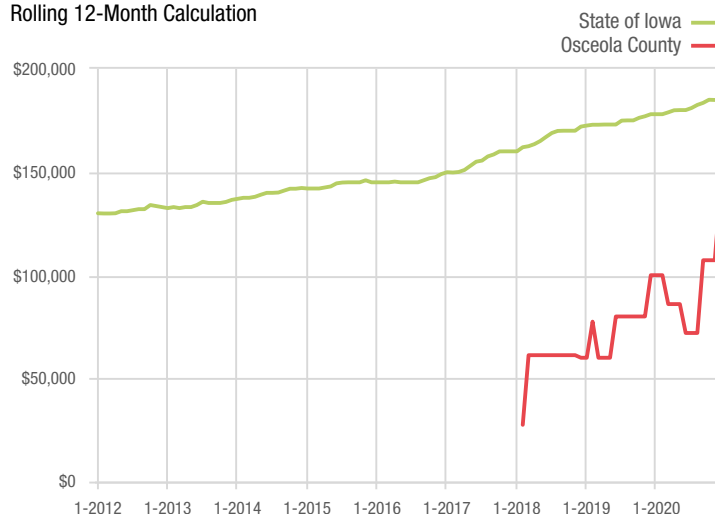
Median Sales Price - Single-Family Detached

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.