

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Palo Alto County

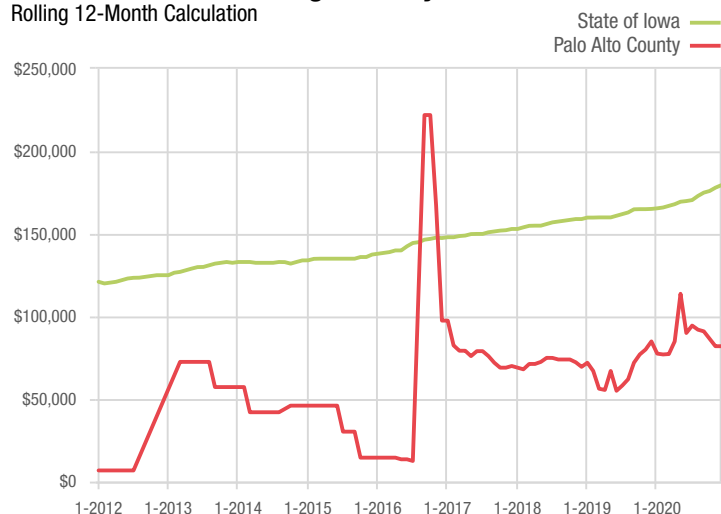
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	0	- 100.0%	79	87	+ 10.1%
Pending Sales	2	0	- 100.0%	46	58	+ 26.1%
Closed Sales	1	3	+ 200.0%	45	60	+ 33.3%
Days on Market Until Sale	13	52	+ 300.0%	111	91	- 18.0%
Median Sales Price*	\$15,000	\$52,500	+ 250.0%	\$84,900	\$82,000	- 3.4%
Average Sales Price*	\$15,000	\$102,833	+ 585.6%	\$119,069	\$122,059	+ 2.5%
Percent of List Price Received*	75.4%	94.6%	+ 25.5%	91.0%	91.9%	+ 1.0%
Inventory of Homes for Sale	32	24	- 25.0%	—	—	—
Months Supply of Inventory	8.3	4.6	- 44.6%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	20	12	- 40.0%
Pending Sales	0	0	0.0%	15	6	- 60.0%
Closed Sales	1	0	- 100.0%	13	7	- 46.2%
Days on Market Until Sale	119	—	—	101	70	- 30.7%
Median Sales Price*	\$157,500	—	—	\$155,500	\$100,000	- 35.7%
Average Sales Price*	\$157,500	—	—	\$185,962	\$105,714	- 43.2%
Percent of List Price Received*	95.5%	—	—	95.8%	93.1%	- 2.8%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	3.3	5.0	+ 51.5%	—	—	—

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

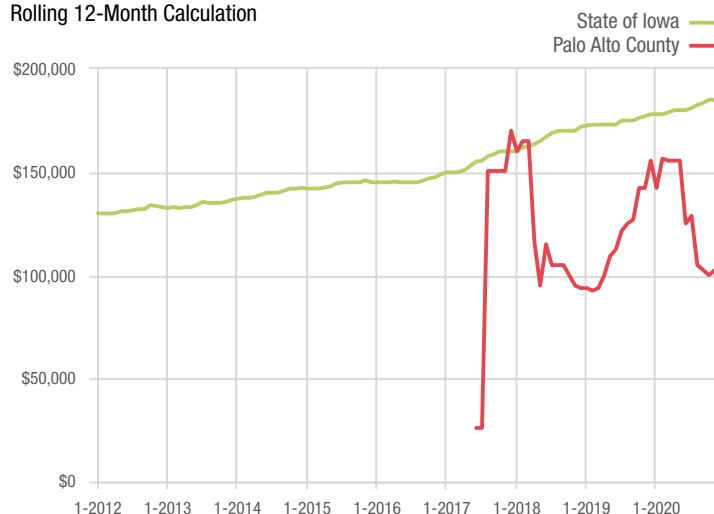
### Median Sales Price - Single-Family Detached

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.