

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Sac County

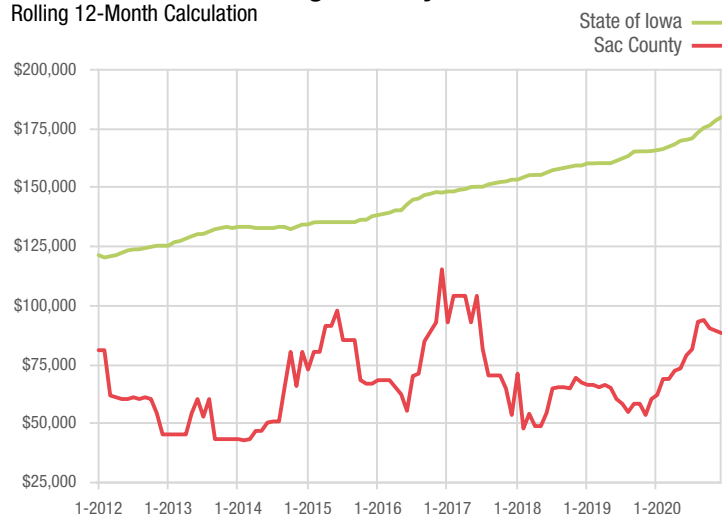
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	4	+ 300.0%	49	70	+ 42.9%
Pending Sales	1	8	+ 700.0%	31	62	+ 100.0%
Closed Sales	2	5	+ 150.0%	31	57	+ 83.9%
Days on Market Until Sale	75	39	- 48.0%	64	77	+ 20.3%
Median Sales Price*	\$66,877	\$10,000	- 85.0%	\$60,000	\$88,000	+ 46.7%
Average Sales Price*	\$66,877	\$56,800	- 15.1%	\$81,951	\$108,908	+ 32.9%
Percent of List Price Received*	92.9%	94.2%	+ 1.4%	93.4%	93.3%	- 0.1%
Inventory of Homes for Sale	17	13	- 23.5%	—	—	—
Months Supply of Inventory	6.6	2.5	- 62.1%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	4	10	+ 150.0%
Pending Sales	0	0	0.0%	2	8	+ 300.0%
Closed Sales	0	0	0.0%	2	8	+ 300.0%
Days on Market Until Sale	—	—	—	21	36	+ 71.4%
Median Sales Price*	—	—	—	\$164,700	\$178,250	+ 8.2%
Average Sales Price*	—	—	—	\$164,700	\$230,438	+ 39.9%
Percent of List Price Received*	—	—	—	94.2%	97.7%	+ 3.7%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

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

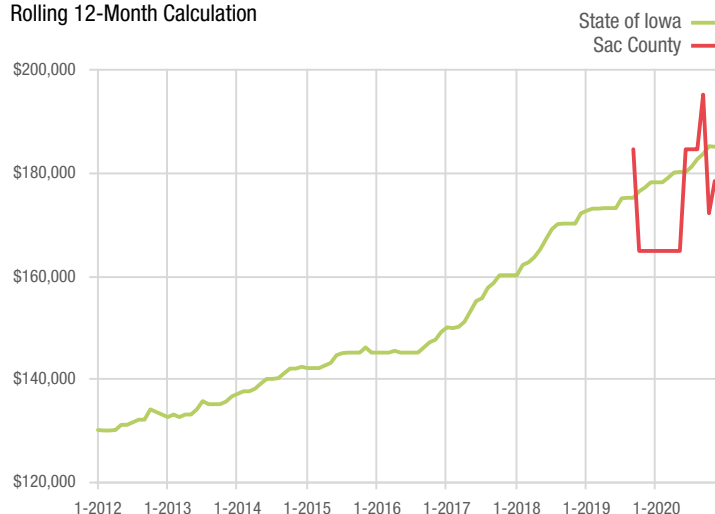
### Median Sales Price - Single-Family Detached

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.