

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Osceola County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	1	- 50.0%	84	54	- 35.7%
Pending Sales	3	3	0.0%	79	40	- 49.4%
Closed Sales	7	9	+ 28.6%	80	39	- 51.3%
Days on Market Until Sale	101	75	- 25.7%	76	84	+ 10.5%
Median Sales Price*	\$40,000	\$148,500	+ 271.3%	\$125,000	\$148,500	+ 18.8%
Average Sales Price*	\$61,971	\$192,611	+ 210.8%	\$144,057	\$179,090	+ 24.3%
Percent of List Price Received*	93.1%	92.7%	- 0.4%	94.8%	95.4%	+ 0.6%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.1	3.3	+ 200.0%	—	—	—

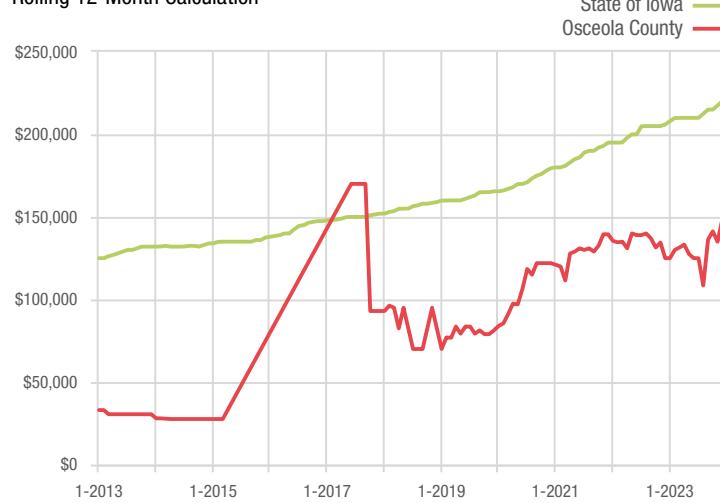
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	127	—
Median Sales Price*	—	—	—	—	\$131,000	—
Average Sales Price*	—	—	—	—	\$131,000	—
Percent of List Price Received*	—	—	—	—	95.0%	—
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.

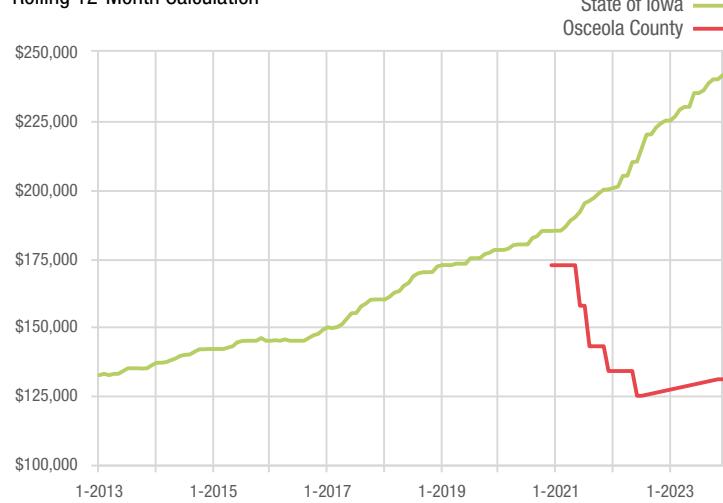
Median Sales Price - Single-Family Detached

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.