Local Market Update – January 2024
A Research Tool Provided by Iowa Association of REALTORS®
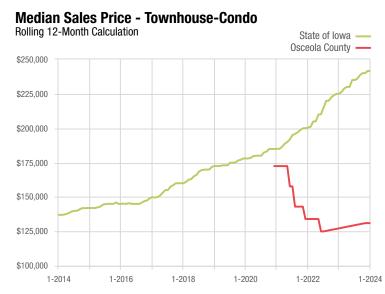
Iowa Association of **REALTORS**®

Osceola County

Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	4	0	- 100.0%	4	0	- 100.0%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	66	127	+ 92.4%	66	127	+ 92.4%
Median Sales Price*	$85,000	$183,500	+ 115.9%	$85,000	$183,500	+ 115.9%
Average Sales Price*	$85,000	$205,333	+ 141.6%	$85,000	$205,333	+ 141.6%
Percent of List Price Received*	96.7%	93.3%	- 3.5%	96.7%	93.3%	- 3.5%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

Townhouse-Condo

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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

State of Iowa —
Osceola County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Osceola County —

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.