

# Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



## Tama County

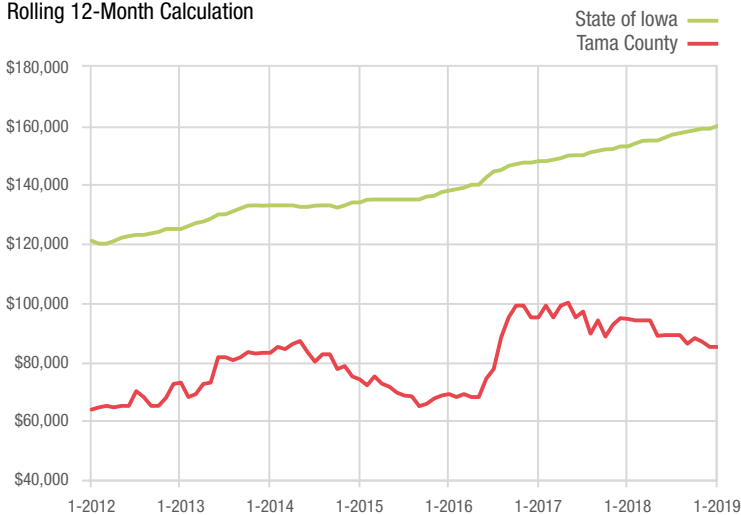
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	14	19	+ 35.7%	14	19	+ 35.7%
Pending Sales	9	5	- 44.4%	9	5	- 44.4%
Closed Sales	14	9	- 35.7%	14	9	- 35.7%
Days on Market Until Sale	56	61	+ 8.9%	56	61	+ 8.9%
Median Sales Price*	\$73,250	\$100,500	+ 37.2%	\$73,250	\$100,500	+ 37.2%
Average Sales Price*	\$115,536	\$114,056	- 1.3%	\$115,536	\$114,056	- 1.3%
Percent of List Price Received*	92.3%	94.8%	+ 2.7%	92.3%	94.8%	+ 2.7%
Inventory of Homes for Sale	72	56	- 22.2%	—	—	—
Months Supply of Inventory	5.7	4.1	- 28.1%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	90	—	—	90	—	—
Median Sales Price*	\$129,500	—	—	\$129,500	—	—
Average Sales Price*	\$129,500	—	—	\$129,500	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	4.0	5.0	+ 25.0%	—	—	—

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

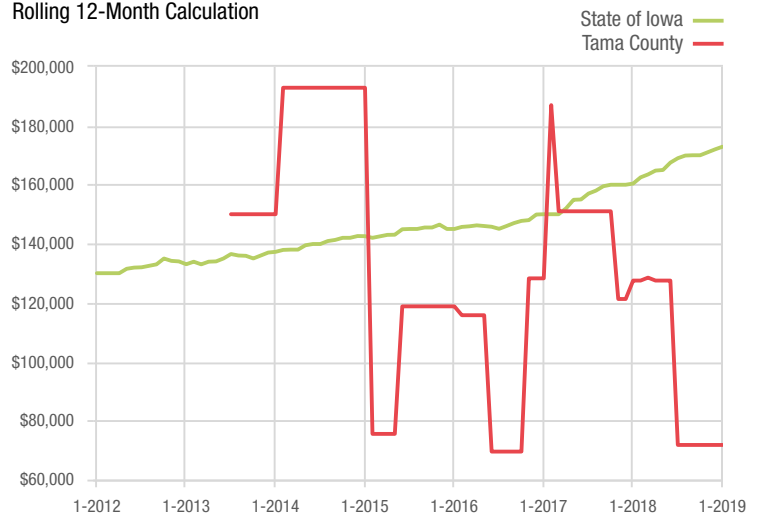
### Median Sales Price - Single-Family Detached

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.