

# Local Market Update – February 2019

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



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

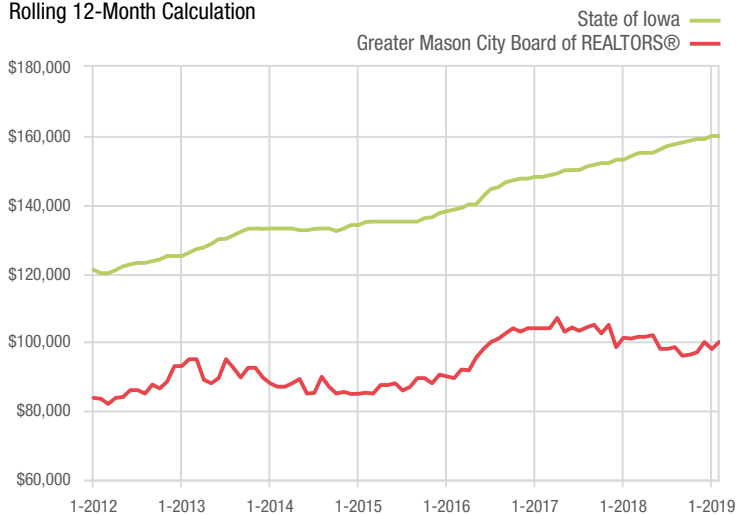
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	32	46	+ 43.8%	78	86	+ 10.3%
Pending Sales	40	14	- 65.0%	81	42	- 48.1%
Closed Sales	21	26	+ 23.8%	49	46	- 6.1%
Days on Market Until Sale	135	82	- 39.3%	124	85	- 31.5%
Median Sales Price*	\$87,500	\$92,000	+ 5.1%	\$94,500	\$87,000	- 7.9%
Average Sales Price*	\$106,958	\$109,618	+ 2.5%	\$120,357	\$113,321	- 5.8%
Percent of List Price Received*	94.7%	94.3%	- 0.4%	93.6%	94.9%	+ 1.4%
Inventory of Homes for Sale	122	194	+ 59.0%	—	—	—
Months Supply of Inventory	2.6	4.7	+ 80.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	2	+ 100.0%	4	3	- 25.0%
Pending Sales	2	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	—	2	1	- 50.0%
Days on Market Until Sale	—	227	—	118	227	+ 92.4%
Median Sales Price*	—	\$148,500	—	\$155,000	\$148,500	- 4.2%
Average Sales Price*	—	\$148,500	—	\$155,000	\$148,500	- 4.2%
Percent of List Price Received*	—	90.3%	—	98.1%	90.3%	- 8.0%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	5.4	5.4	0.0%	—	—	—

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

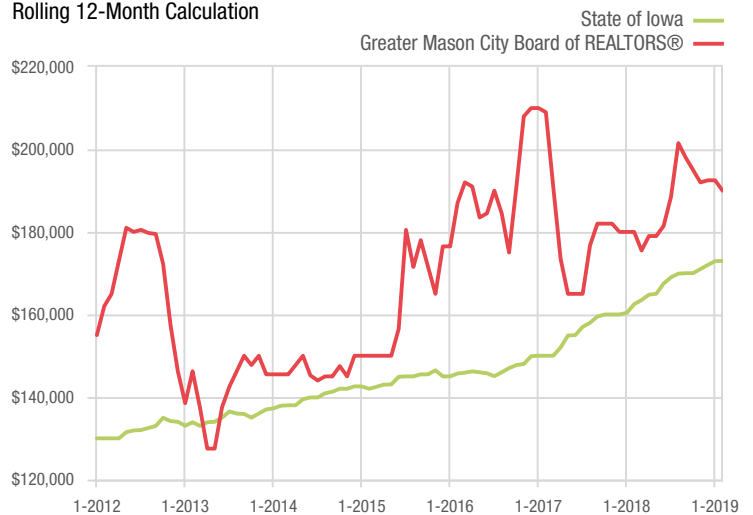
### Median Sales Price - Single-Family Detached

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.