

# Local Market Update – February 2019

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



## Tama County

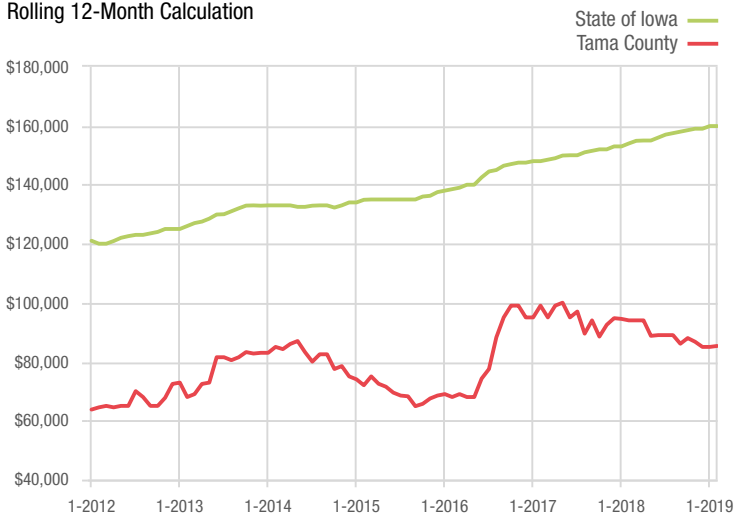
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	20	16	- 20.0%	34	35	+ 2.9%
Pending Sales	12	7	- 41.7%	21	12	- 42.9%
Closed Sales	10	3	- 70.0%	24	13	- 45.8%
Days on Market Until Sale	135	80	- 40.7%	89	61	- 31.5%
Median Sales Price*	\$71,950	<b>\$92,000</b>	+ 27.9%	\$71,950	<b>\$92,000</b>	+ 27.9%
Average Sales Price*	\$85,180	<b>\$90,333</b>	+ 6.0%	\$102,888	<b>\$103,962</b>	+ 1.0%
Percent of List Price Received*	87.6%	<b>90.9%</b>	+ 3.8%	90.3%	<b>93.0%</b>	+ 3.0%
Inventory of Homes for Sale	75	61	- 18.7%	—	—	—
Months Supply of Inventory	5.9	4.7	- 20.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	90	—	—
Median Sales Price*	—	—	—	\$129,500	—	—
Average Sales Price*	—	—	—	\$129,500	—	—
Percent of List Price Received*	—	—	—	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.

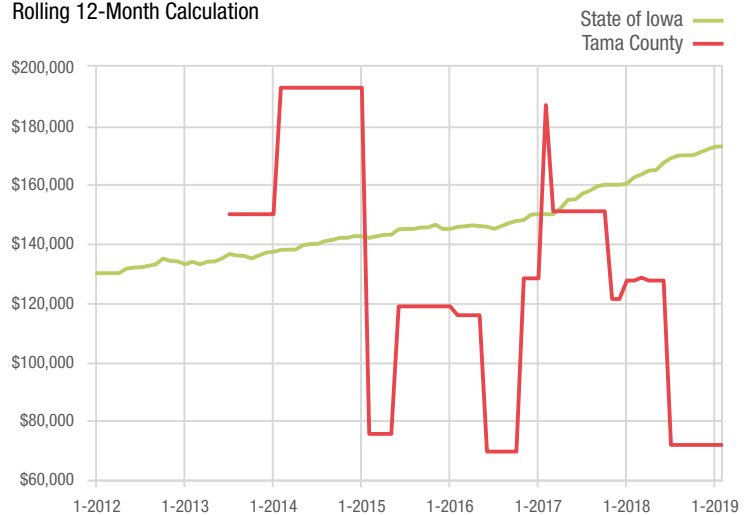
### Median Sales Price - Single-Family Detached

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.