

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

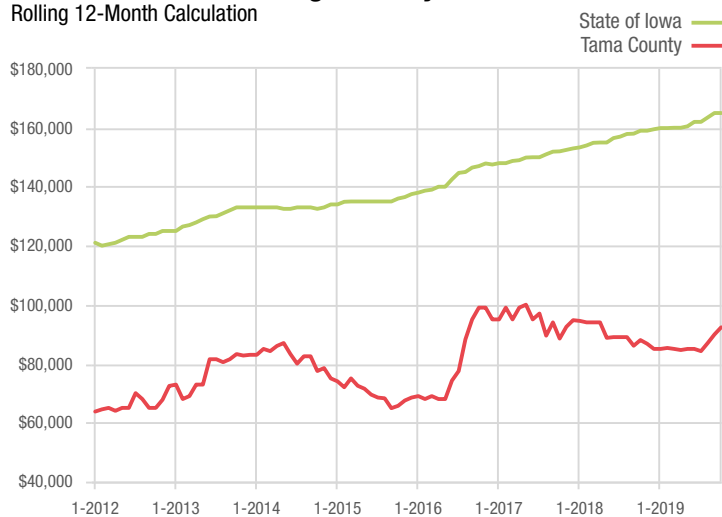
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	21	14	- 33.3%	211	230	+ 9.0%
Pending Sales	13	13	0.0%	142	139	- 2.1%
Closed Sales	18	12	- 33.3%	145	136	- 6.2%
Days on Market Until Sale	61	84	+ 37.7%	83	70	- 15.7%
Median Sales Price*	\$102,450	\$143,500	+ 40.1%	\$86,075	\$101,250	+ 17.6%
Average Sales Price*	\$97,378	\$142,667	+ 46.5%	\$109,245	\$118,398	+ 8.4%
Percent of List Price Received*	93.0%	93.3%	+ 0.3%	93.3%	94.3%	+ 1.1%
Inventory of Homes for Sale	79	72	- 8.9%	—	—	—
Months Supply of Inventory	5.9	5.3	- 10.2%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	4	0	- 100.0%
Days on Market Until Sale	—	—	—	135	—	—
Median Sales Price*	—	—	—	\$71,750	—	—
Average Sales Price*	—	—	—	\$85,750	—	—
Percent of List Price Received*	—	—	—	92.2%	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

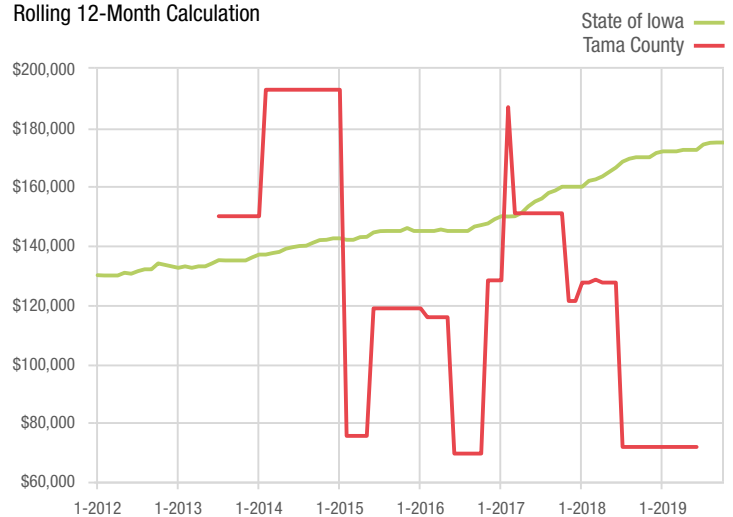
Median Sales Price - Single-Family Detached

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.