

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

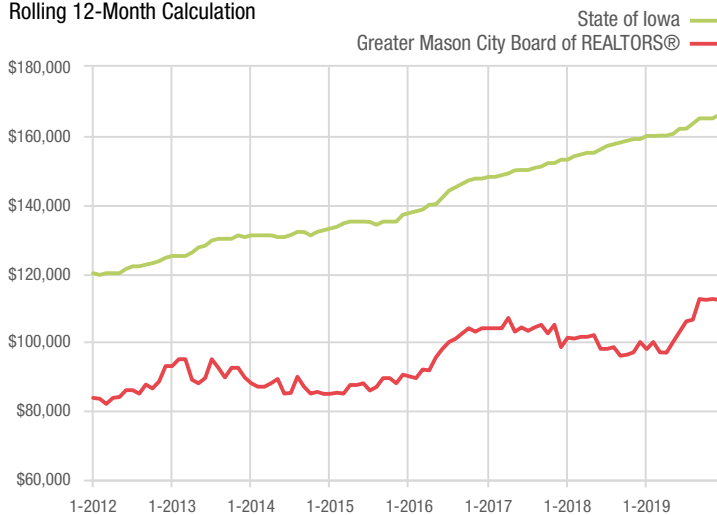
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	27	17	- 37.0%	699	762	+ 9.0%
Pending Sales	24	20	- 16.7%	537	584	+ 8.8%
Closed Sales	41	55	+ 34.1%	543	599	+ 10.3%
Days on Market Until Sale	86	123	+ 43.0%	98	102	+ 4.1%
Median Sales Price*	\$107,000	\$94,000	- 12.1%	\$100,000	\$112,250	+ 12.3%
Average Sales Price*	\$119,450	\$151,762	+ 27.1%	\$123,627	\$134,192	+ 8.5%
Percent of List Price Received*	94.1%	94.8%	+ 0.7%	95.2%	95.2%	0.0%
Inventory of Homes for Sale	180	212	+ 17.8%	—	—	—
Months Supply of Inventory	4.0	4.4	+ 10.0%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	1	0.0%	51	41	- 19.6%
Pending Sales	0	3	—	35	33	- 5.7%
Closed Sales	3	1	- 66.7%	36	30	- 16.7%
Days on Market Until Sale	84	408	+ 385.7%	143	194	+ 35.7%
Median Sales Price*	\$190,000	\$149,995	- 21.1%	\$192,500	\$149,248	- 22.5%
Average Sales Price*	\$167,833	\$149,995	- 10.6%	\$186,628	\$170,561	- 8.6%
Percent of List Price Received*	91.6%	100.0%	+ 9.2%	96.8%	95.6%	- 1.2%
Inventory of Homes for Sale	28	27	- 3.6%	—	—	—
Months Supply of Inventory	8.0	9.0	+ 12.5%	—	—	—

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

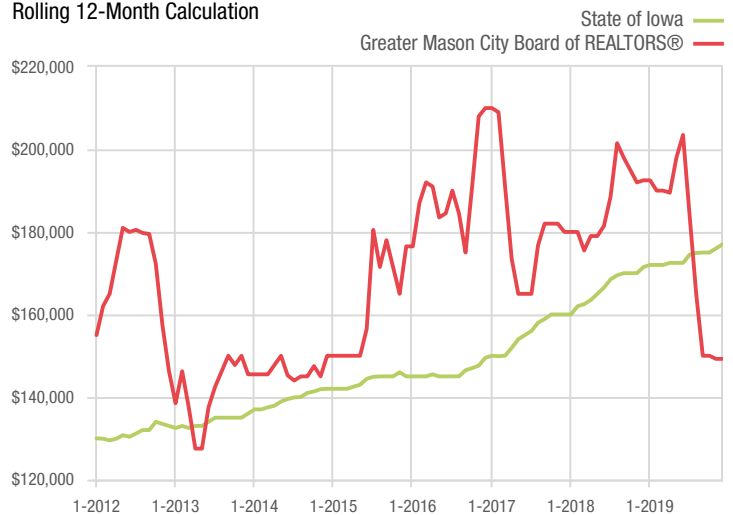
Median Sales Price - Single-Family Detached

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.