

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

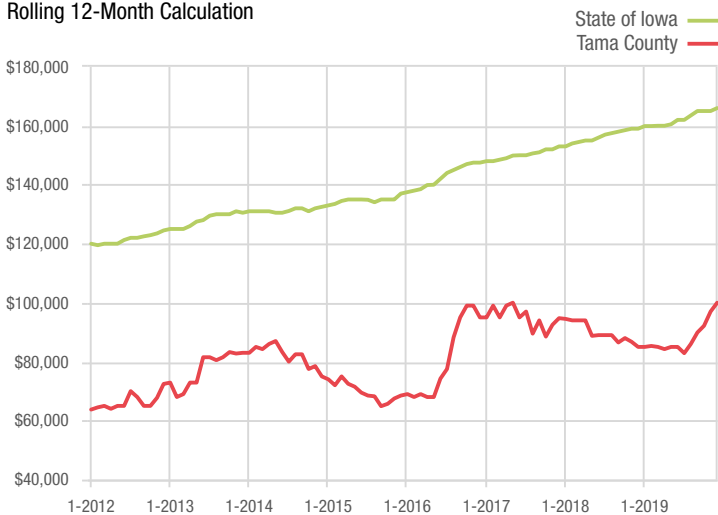
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	6	11	+ 83.3%	230	255	+ 10.9%
Pending Sales	12	9	- 25.0%	165	160	- 3.0%
Closed Sales	8	9	+ 12.5%	171	159	- 7.0%
Days on Market Until Sale	93	66	- 29.0%	86	69	- 19.8%
Median Sales Price*	\$62,000	\$97,500	+ 57.3%	\$85,000	\$100,000	+ 17.6%
Average Sales Price*	\$61,313	\$120,722	+ 96.9%	\$104,800	\$116,617	+ 11.3%
Percent of List Price Received*	89.0%	96.1%	+ 8.0%	93.1%	94.2%	+ 1.2%
Inventory of Homes for Sale	49	55	+ 12.2%	—	—	—
Months Supply of Inventory	3.6	4.1	+ 13.9%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	8	3	- 62.5%
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	4	4	0.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

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

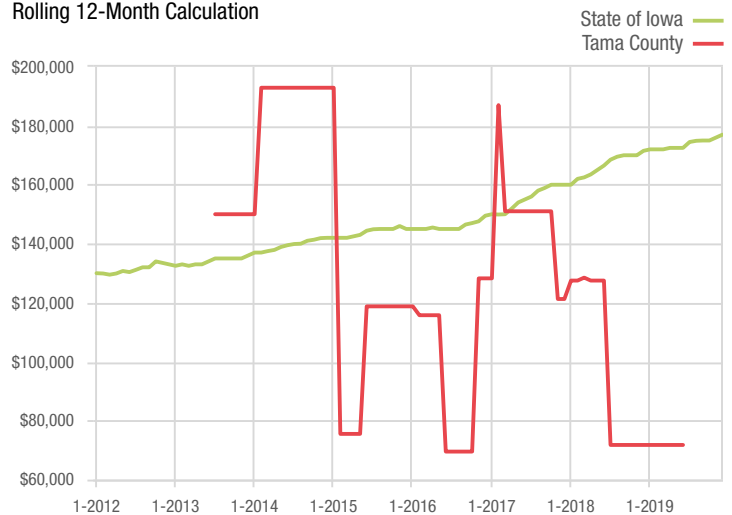
Median Sales Price - Single-Family Detached

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.