

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

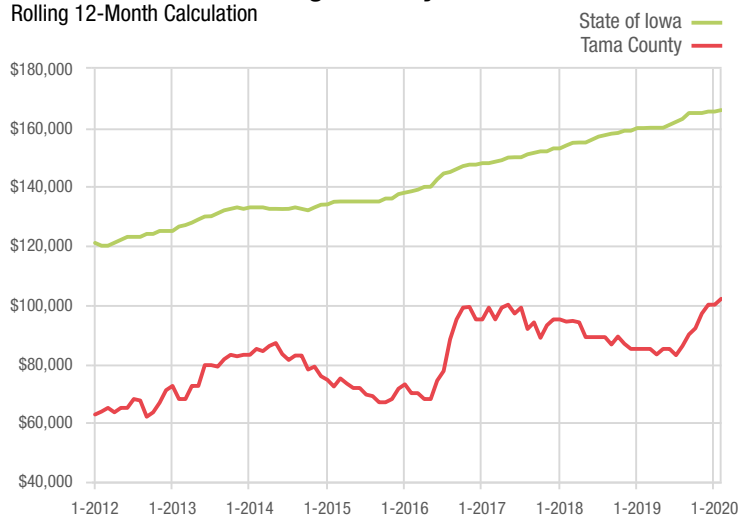
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	17	17	0.0%	37	32	- 13.5%
Pending Sales	9	12	+ 33.3%	15	18	+ 20.0%
Closed Sales	3	4	+ 33.3%	13	12	- 7.7%
Days on Market Until Sale	81	126	+ 55.6%	74	90	+ 21.6%
Median Sales Price*	\$92,000	\$180,750	+ 96.5%	\$92,000	\$111,000	+ 20.7%
Average Sales Price*	\$90,333	\$238,750	+ 164.3%	\$103,962	\$144,158	+ 38.7%
Percent of List Price Received*	90.9%	97.2%	+ 6.9%	93.0%	96.4%	+ 3.7%
Inventory of Homes for Sale	64	59	- 7.8%	—	—	—
Months Supply of Inventory	4.8	4.3	- 10.4%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	2	—	0	2	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	3.0	3.0	0.0%	—	—	—

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

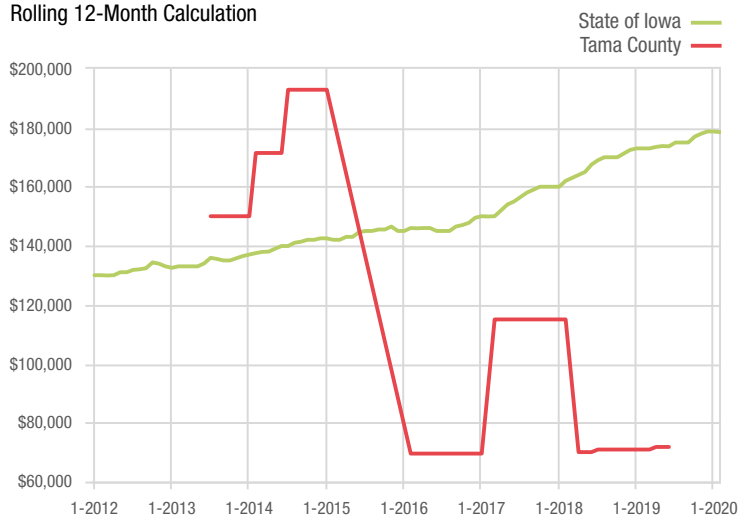
Median Sales Price - Single-Family Detached

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.