

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

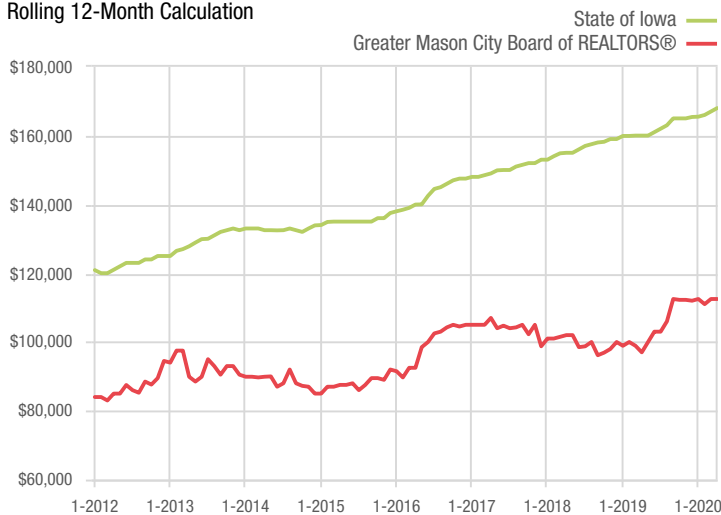
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	82	48	- 41.5%	228	180	- 21.1%
Pending Sales	55	21	- 61.8%	164	150	- 8.5%
Closed Sales	36	42	+ 16.7%	115	156	+ 35.7%
Days on Market Until Sale	127	109	- 14.2%	117	135	+ 15.4%
Median Sales Price*	\$92,500	\$103,150	+ 11.5%	\$89,000	\$104,300	+ 17.2%
Average Sales Price*	\$105,989	\$116,229	+ 9.7%	\$119,267	\$122,170	+ 2.4%
Percent of List Price Received*	94.2%	96.1%	+ 2.0%	95.2%	93.7%	- 1.6%
Inventory of Homes for Sale	203	181	- 10.8%	—	—	—
Months Supply of Inventory	4.5	3.6	- 20.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	5	4	- 20.0%	11	8	- 27.3%
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	1	4	+ 300.0%	4	13	+ 225.0%
Days on Market Until Sale	66	250	+ 278.8%	157	312	+ 98.7%
Median Sales Price*	\$179,000	\$171,000	- 4.5%	\$134,250	\$215,000	+ 60.1%
Average Sales Price*	\$179,000	\$176,113	- 1.6%	\$136,875	\$219,954	+ 60.7%
Percent of List Price Received*	100.0%	95.9%	- 4.1%	87.3%	95.5%	+ 9.4%
Inventory of Homes for Sale	32	24	- 25.0%	—	—	—
Months Supply of Inventory	13.5	7.8	- 42.2%	—	—	—

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

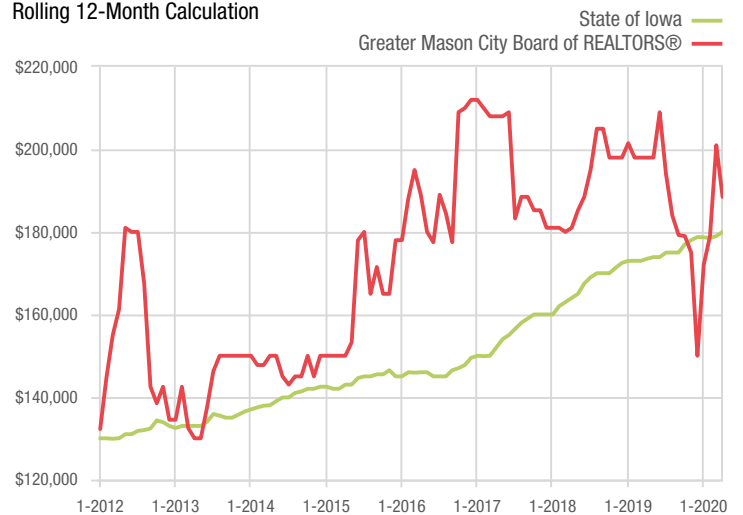
### Median Sales Price - Single-Family Detached

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.