

# Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Tama County

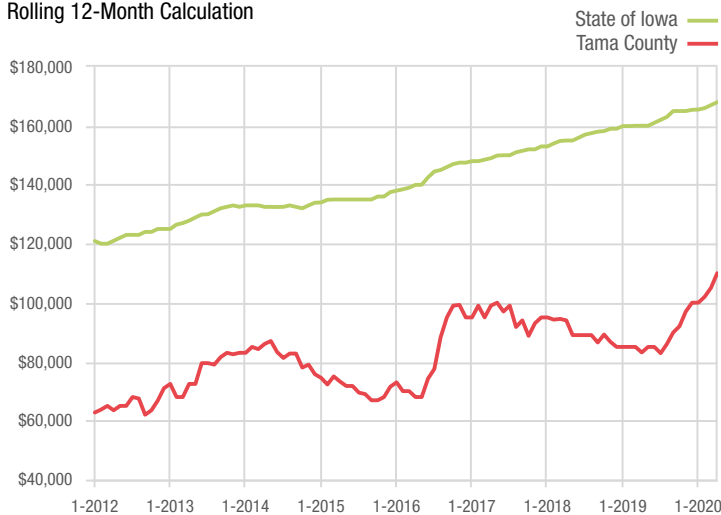
| Single-Family Detached          | April    |                  |          | Year to Date |                  |          |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
|                                 | 2019     | 2020             | % Change | Thru 4-2019  | Thru 4-2020      | % Change |
| New Listings                    | 36       | 10               | - 72.2%  | 92           | 66               | - 28.3%  |
| Pending Sales                   | 18       | 11               | - 38.9%  | 45           | 41               | - 8.9%   |
| Closed Sales                    | 11       | 14               | + 27.3%  | 33           | 36               | + 9.1%   |
| Days on Market Until Sale       | 119      | 45               | - 62.2%  | 113          | 89               | - 21.2%  |
| Median Sales Price*             | \$76,500 | <b>\$155,000</b> | + 102.6% | \$76,500     | <b>\$122,950</b> | + 60.7%  |
| Average Sales Price*            | \$97,605 | <b>\$152,249</b> | + 56.0%  | \$97,106     | <b>\$141,397</b> | + 45.6%  |
| Percent of List Price Received* | 92.7%    | <b>92.6%</b>     | - 0.1%   | 92.4%        | <b>93.8%</b>     | + 1.5%   |
| Inventory of Homes for Sale     | 78       | 55               | - 29.5%  | —            | —                | —        |
| Months Supply of Inventory      | 5.6      | 4.2              | - 25.0%  | —            | —                | —        |

| Townhouse-Condo                 | April |      |          | Year to Date |                  |          |
|---------------------------------|-------|------|----------|--------------|------------------|----------|
|                                 | 2019  | 2020 | % Change | Thru 4-2019  | Thru 4-2020      | % Change |
| New Listings                    | 0     | 0    | 0.0%     | 0            | 2                | —        |
| Pending Sales                   | 0     | 0    | 0.0%     | 0            | 1                | —        |
| Closed Sales                    | 0     | 0    | 0.0%     | 0            | 1                | —        |
| Days on Market Until Sale       | —     | —    | —        | —            | 8                | —        |
| Median Sales Price*             | —     | —    | —        | —            | <b>\$162,900</b> | —        |
| Average Sales Price*            | —     | —    | —        | —            | <b>\$162,900</b> | —        |
| Percent of List Price Received* | —     | —    | —        | —            | <b>98.8%</b>     | —        |
| Inventory of Homes for Sale     | 3     | 2    | - 33.3%  | —            | —                | —        |
| Months Supply of Inventory      | 3.0   | 2.0  | - 33.3%  | —            | —                | —        |

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

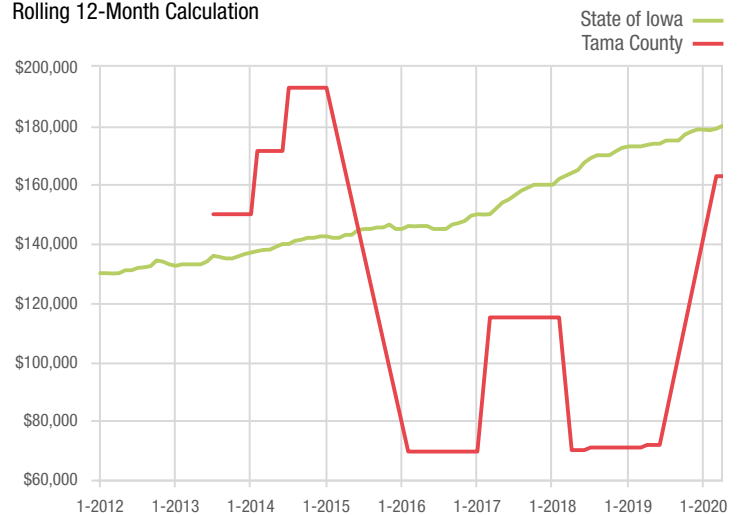
### Median Sales Price - Single-Family Detached

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.