Local Market Update – June 2020

A Research Tool Provided by Iowa Association of REALTORS®

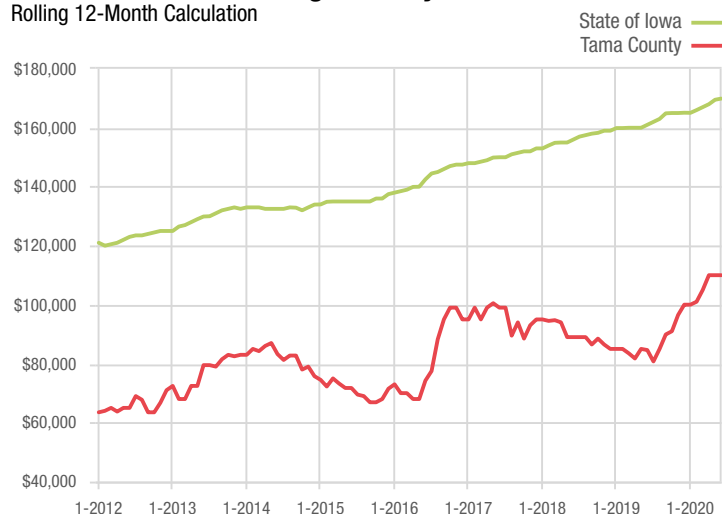**Iowa** Association of **REALTORS®**

Tama County

Single-Family Detached

Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	26	31	+ 19.2%	149	122	- 18.1%
Pending Sales	14	21	+ 50.0%	78	85	+ 9.0%
Closed Sales	9	17	+ 88.9%	63	63	0.0%
Days on Market Until Sale	32	31	- 3.1%	79	74	- 6.3%
Median Sales Price*	$155,000	$114,500	- 26.1%	$81,500	$113,500	+ 39.3%
Average Sales Price*	$139,878	$115,524	- 17.4%	$108,338	$126,106	+ 16.4%
Percent of List Price Received*	95.4%	98.6%	+ 3.4%	92.9%	95.3%	+ 2.6%
Inventory of Homes for Sale	91	54	- 40.7%	—	—	—
Months Supply of Inventory	6.7	3.9	- 41.8%	—	—	—

Townhouse-Condo

Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	1	—	0	3	—
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*	—	—	—	—	$162,900	—
Average Sales Price*	—	—	—	—	$162,900	—
Percent of List Price Received*	—	—	—	—	98.8%	—
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

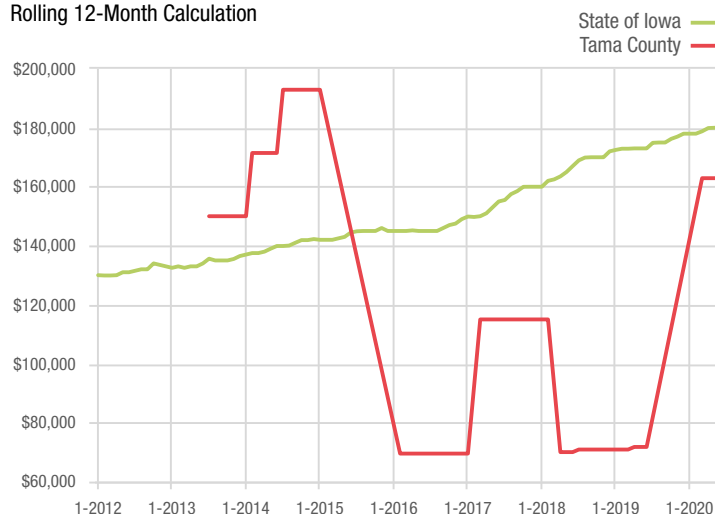* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Tama County —

Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Tama County —

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.