

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Tama County

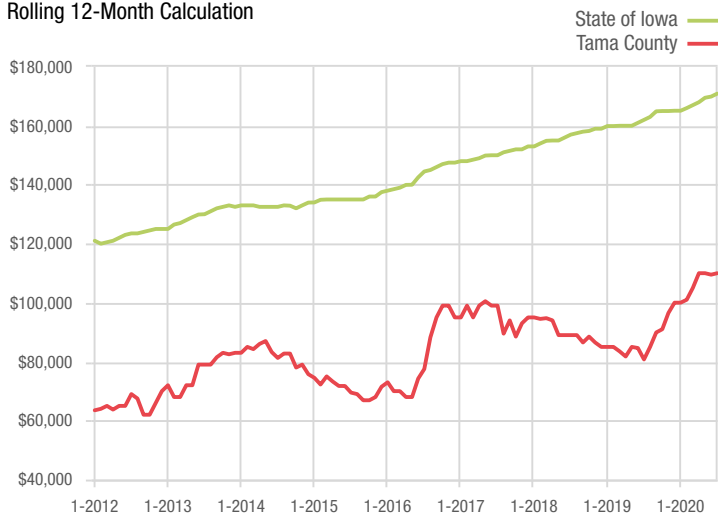
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	30	25	- 16.7%	179	147	- 17.9%
Pending Sales	18	25	+ 38.9%	96	111	+ 15.6%
Closed Sales	18	19	+ 5.6%	81	83	+ 2.5%
Days on Market Until Sale	39	94	+ 141.0%	70	77	+ 10.0%
Median Sales Price*	\$92,450	<b>\$121,500</b>	+ 31.4%	\$81,500	<b>\$113,500</b>	+ 39.3%
Average Sales Price*	\$135,581	<b>\$118,926</b>	- 12.3%	\$114,392	<b>\$123,871</b>	+ 8.3%
Percent of List Price Received*	95.1%	<b>91.6%</b>	- 3.7%	93.4%	<b>94.5%</b>	+ 1.2%
Inventory of Homes for Sale	92	49	- 46.7%	—	—	—
Months Supply of Inventory	6.7	3.4	- 49.3%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	1	—	0	2	—
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	2	2	0.0%	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

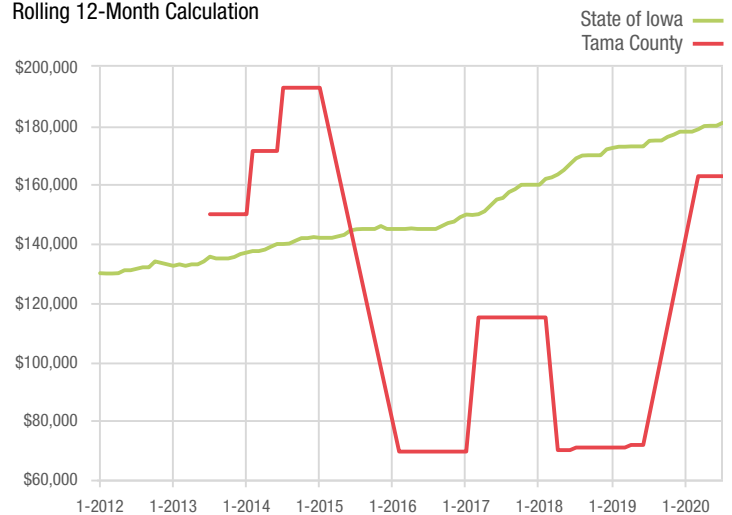
### Median Sales Price - Single-Family Detached

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.