

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

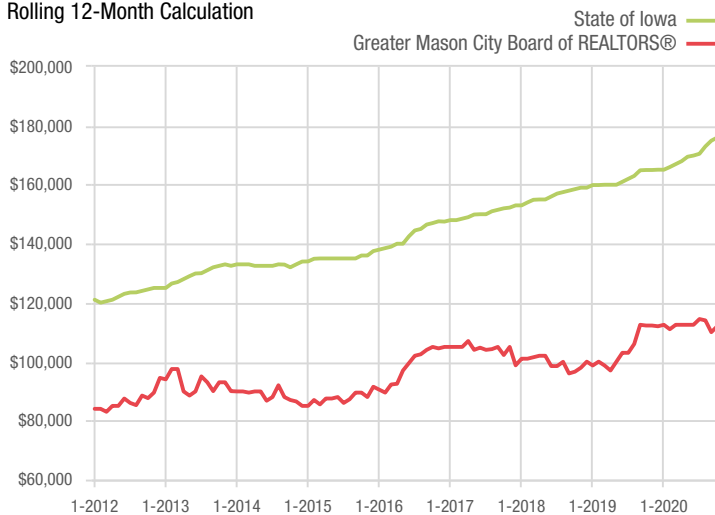
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	68	39	- 42.6%	709	559	- 21.2%
Pending Sales	60	33	- 45.0%	539	532	- 1.3%
Closed Sales	49	48	- 2.0%	499	515	+ 3.2%
Days on Market Until Sale	99	111	+ 12.1%	109	111	+ 1.8%
Median Sales Price*	\$110,000	\$117,400	+ 6.7%	\$113,000	\$115,000	+ 1.8%
Average Sales Price*	\$129,274	\$132,125	+ 2.2%	\$131,696	\$133,053	+ 1.0%
Percent of List Price Received*	94.5%	95.8%	+ 1.4%	95.4%	95.7%	+ 0.3%
Inventory of Homes for Sale	237	129	- 45.6%	—	—	—
Months Supply of Inventory	4.7	2.5	- 46.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	3	+ 200.0%	37	27	- 27.0%
Pending Sales	2	1	- 50.0%	25	23	- 8.0%
Closed Sales	0	0	0.0%	24	27	+ 12.5%
Days on Market Until Sale	—	—	—	196	250	+ 27.6%
Median Sales Price*	—	—	—	\$163,998	\$213,000	+ 29.9%
Average Sales Price*	—	—	—	\$179,035	\$209,856	+ 17.2%
Percent of List Price Received*	—	—	—	95.5%	96.1%	+ 0.6%
Inventory of Homes for Sale	33	18	- 45.5%	—	—	—
Months Supply of Inventory	12.7	7.2	- 43.3%	—	—	—

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

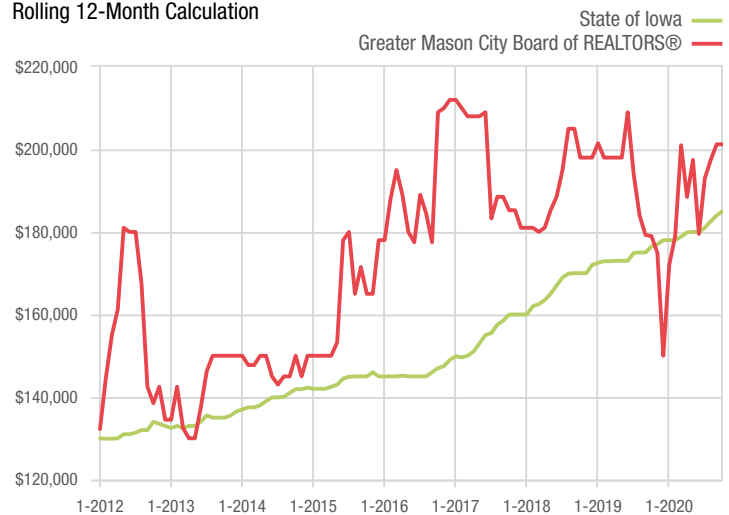
Median Sales Price - Single-Family Detached

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.