

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

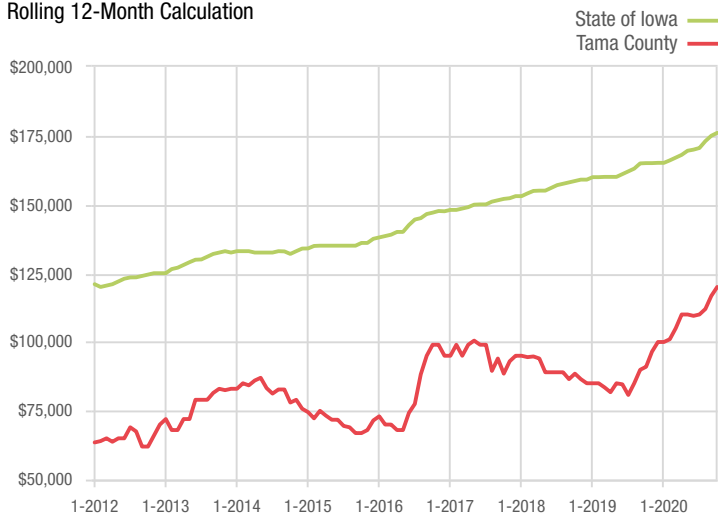
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	14	12	- 14.3%	231	196	- 15.2%
Pending Sales	11	15	+ 36.4%	139	159	+ 14.4%
Closed Sales	12	19	+ 58.3%	136	144	+ 5.9%
Days on Market Until Sale	83	37	- 55.4%	72	66	- 8.3%
Median Sales Price*	\$143,500	\$139,250	- 3.0%	\$100,250	\$121,000	+ 20.7%
Average Sales Price*	\$142,667	\$137,887	- 3.4%	\$117,596	\$131,849	+ 12.1%
Percent of List Price Received*	93.3%	95.0%	+ 1.8%	94.3%	95.0%	+ 0.7%
Inventory of Homes for Sale	72	36	- 50.0%	—	—	—
Months Supply of Inventory	5.3	2.4	- 54.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	2	7	+ 250.0%
Pending Sales	0	1	—	0	3	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	311	—
Median Sales Price*	—	—	—	—	\$179,450	—
Average Sales Price*	—	—	—	—	\$179,450	—
Percent of List Price Received*	—	—	—	—	98.9%	—
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	—	5.0	—	—	—	—

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

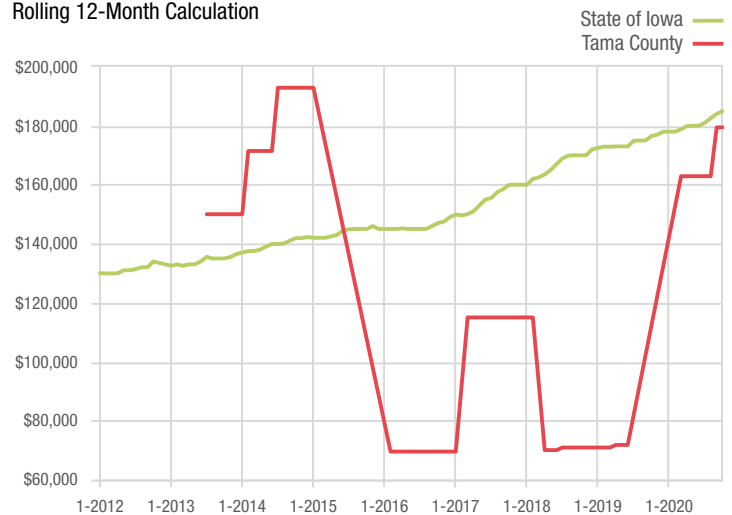
Median Sales Price - Single-Family Detached

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.