

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

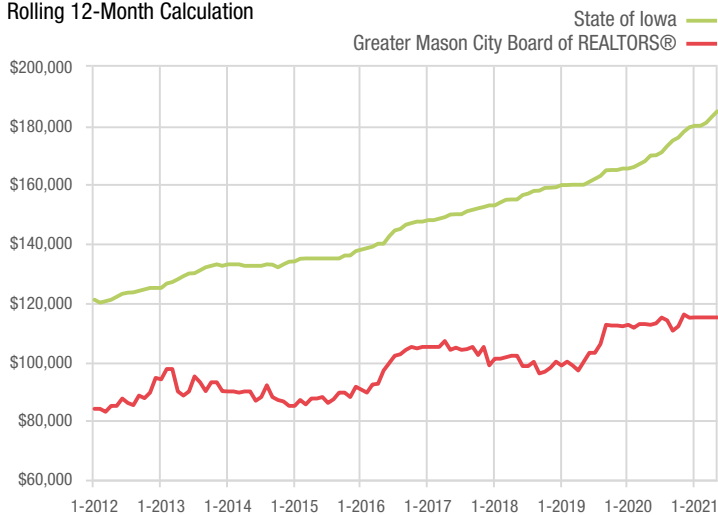
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	82	55	- 32.9%	264	237	- 10.2%
Pending Sales	72	22	- 69.4%	262	220	- 16.0%
Closed Sales	32	65	+ 103.1%	191	236	+ 23.6%
Days on Market Until Sale	111	82	- 26.1%	133	98	- 26.3%
Median Sales Price*	\$125,000	\$120,000	- 4.0%	\$110,000	\$115,000	+ 4.5%
Average Sales Price*	\$137,878	\$144,312	+ 4.7%	\$126,681	\$132,782	+ 4.8%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	94.5%	97.3%	+ 3.0%
Inventory of Homes for Sale	146	99	- 32.2%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	4	1	- 75.0%	11	13	+ 18.2%
Pending Sales	4	1	- 75.0%	11	14	+ 27.3%
Closed Sales	1	4	+ 300.0%	12	10	- 16.7%
Days on Market Until Sale	378	145	- 61.6%	326	177	- 45.7%
Median Sales Price*	\$213,000	\$237,500	+ 11.5%	\$209,000	\$167,000	- 20.1%
Average Sales Price*	\$213,000	\$221,625	+ 4.0%	\$205,121	\$180,350	- 12.1%
Percent of List Price Received*	96.9%	97.7%	+ 0.8%	95.7%	95.3%	- 0.4%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	6.8	6.7	- 1.5%	—	—	—

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

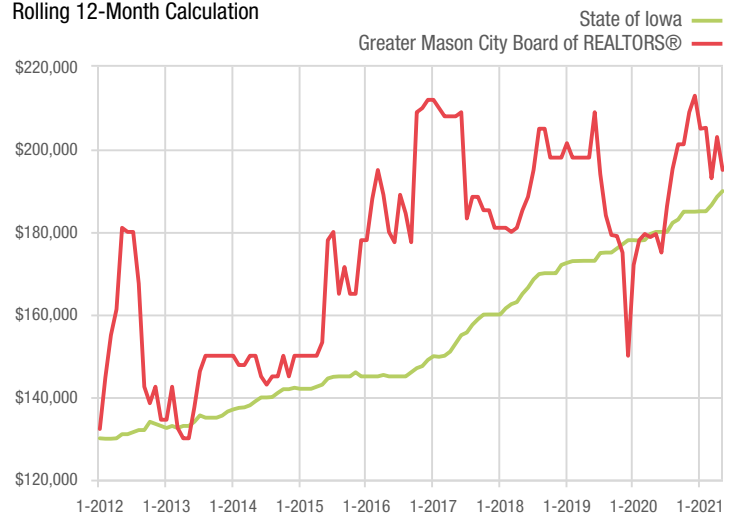
Median Sales Price - Single-Family Detached

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.