

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Tama County

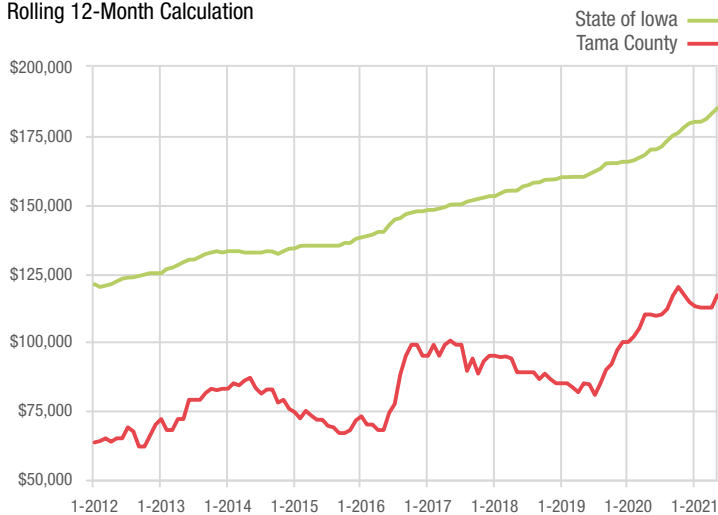
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	25	24	- 4.0%	90	75	- 16.7%
Pending Sales	24	14	- 41.7%	65	72	+ 10.8%
Closed Sales	9	19	+ 111.1%	46	60	+ 30.4%
Days on Market Until Sale	101	19	- 81.2%	89	67	- 24.7%
Median Sales Price*	\$75,000	<b>\$118,000</b>	+ 57.3%	\$111,000	<b>\$114,750</b>	+ 3.4%
Average Sales Price*	\$93,389	<b>\$139,432</b>	+ 49.3%	\$130,017	<b>\$145,867</b>	+ 12.2%
Percent of List Price Received*	94.9%	<b>97.5%</b>	+ 2.7%	94.1%	<b>95.3%</b>	+ 1.3%
Inventory of Homes for Sale	43	25	- 41.9%	—	—	—
Months Supply of Inventory	3.2	1.6	- 50.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	3	2	- 33.3%
Pending Sales	0	2	—	1	5	+ 400.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	202	—	8	147	+ 1,737.5%
Median Sales Price*	—	<b>\$69,000</b>	—	\$162,900	<b>\$69,000</b>	- 57.6%
Average Sales Price*	—	<b>\$69,000</b>	—	\$162,900	<b>\$92,333</b>	- 43.3%
Percent of List Price Received*	—	<b>94.7%</b>	—	98.8%	<b>94.0%</b>	- 4.9%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	5.0	1.7	- 66.0%	—	—	—

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

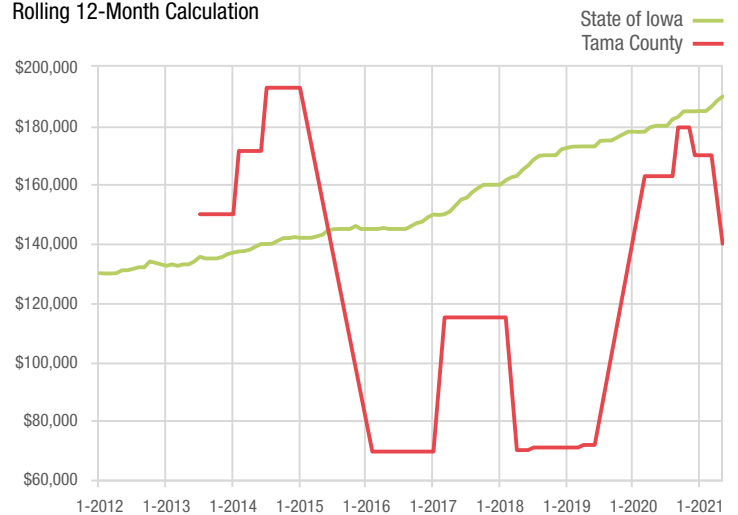
### Median Sales Price - Single-Family Detached

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.