

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

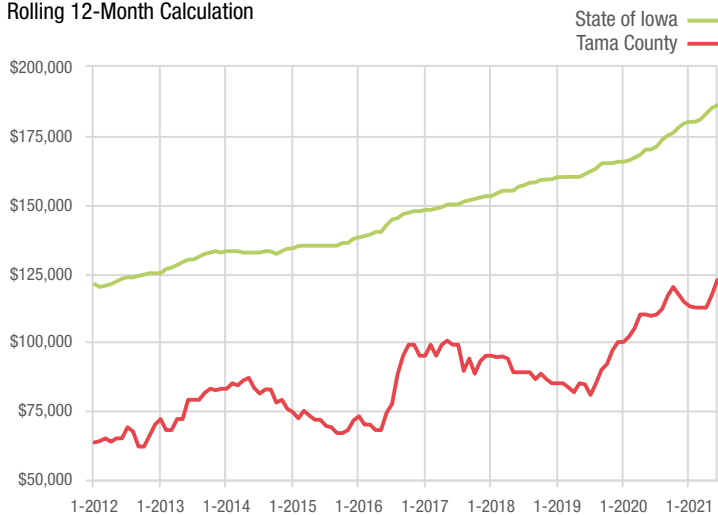
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	31	25	- 19.4%	121	100	- 17.4%
Pending Sales	21	21	0.0%	86	94	+ 9.3%
Closed Sales	18	15	- 16.7%	64	75	+ 17.2%
Days on Market Until Sale	29	32	+ 10.3%	72	60	- 16.7%
Median Sales Price*	\$114,000	\$140,000	+ 22.8%	\$112,750	\$122,500	+ 8.6%
Average Sales Price*	\$113,383	\$154,007	+ 35.8%	\$125,339	\$147,495	+ 17.7%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	95.4%	95.9%	+ 0.5%
Inventory of Homes for Sale	50	24	- 52.0%	—	—	—
Months Supply of Inventory	3.6	1.5	- 58.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	0	1	—	1	6	+ 500.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	8	147	+ 1,737.5%
Median Sales Price*	—	—	—	\$162,900	\$69,000	- 57.6%
Average Sales Price*	—	—	—	\$162,900	\$92,333	- 43.3%
Percent of List Price Received*	—	—	—	98.8%	94.0%	- 4.9%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	6.0	1.8	- 70.0%	—	—	—

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

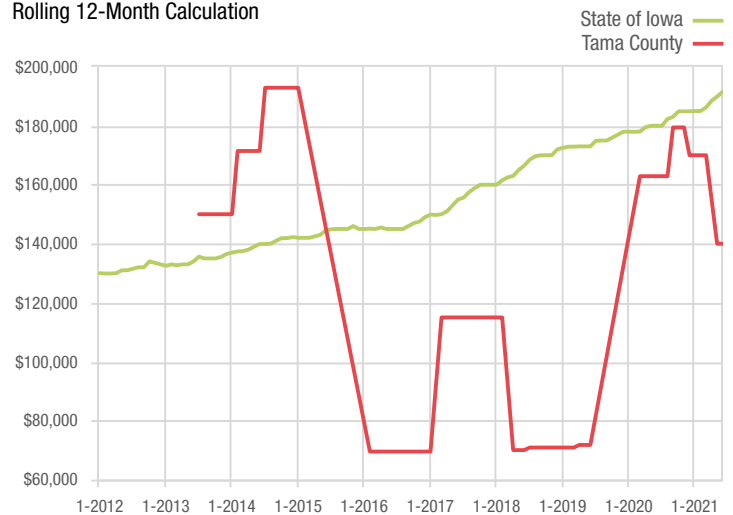
Median Sales Price - Single-Family Detached

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.