

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

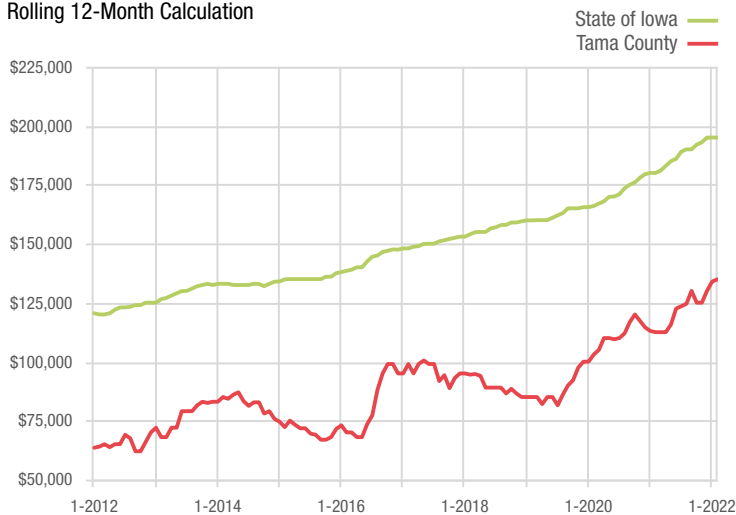
| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|----------|-----------|----------|--------------|-------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 9 | 15 | + 66.7% | 15 | 26 | + 73.3% |
| Pending Sales | 8 | 15 | + 87.5% | 17 | 27 | + 58.8% |
| Closed Sales | 4 | 12 | + 200.0% | 16 | 23 | + 43.8% |
| Days on Market Until Sale | 101 | 42 | - 58.4% | 50 | 36 | - 28.0% |
| Median Sales Price* | \$92,500 | \$165,250 | + 78.6% | \$100,000 | \$155,500 | + 55.5% |
| Average Sales Price* | \$84,000 | \$140,917 | + 67.8% | \$127,638 | \$141,922 | + 11.2% |
| Percent of List Price Received* | 83.7% | 96.4% | + 15.2% | 92.2% | 95.7% | + 3.8% |
| Inventory of Homes for Sale | 22 | 23 | + 4.5% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.4 | - 6.7% | — | — | — |

| Townhouse-Condo | February | | | Year to Date | | |
|---------------------------------|----------|----------|----------|--------------|-------------|----------|
| | 2021 | 2022 | % Change | Thru 2-2021 | Thru 2-2022 | % Change |
| New Listings | 0 | 0 | 0.0% | 1 | 0 | - 100.0% |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 1 | — | 0 | 1 | — |
| Days on Market Until Sale | — | 250 | — | — | 250 | — |
| Median Sales Price* | — | \$84,000 | — | — | \$84,000 | — |
| Average Sales Price* | — | \$84,000 | — | — | \$84,000 | — |
| Percent of List Price Received* | — | 93.9% | — | — | 93.9% | — |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | — | — | — |
| Months Supply of Inventory | 4.0 | 0.8 | - 80.0% | — | — | — |

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

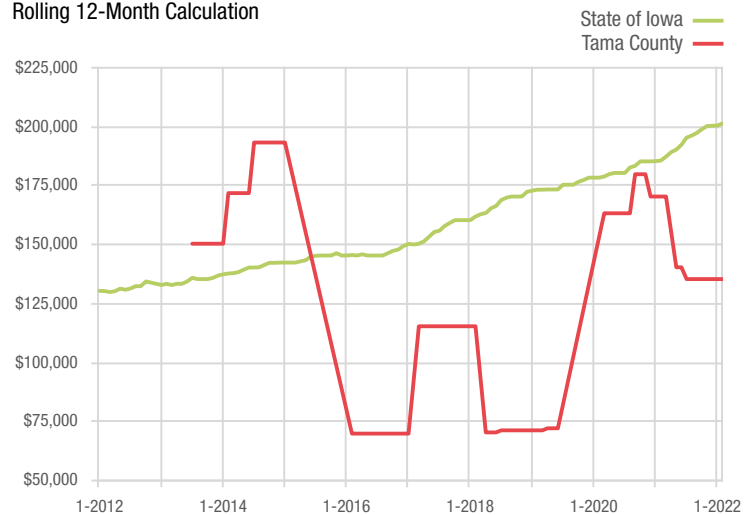
Median Sales Price - Single-Family Detached

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.