

Local Market Update – March 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

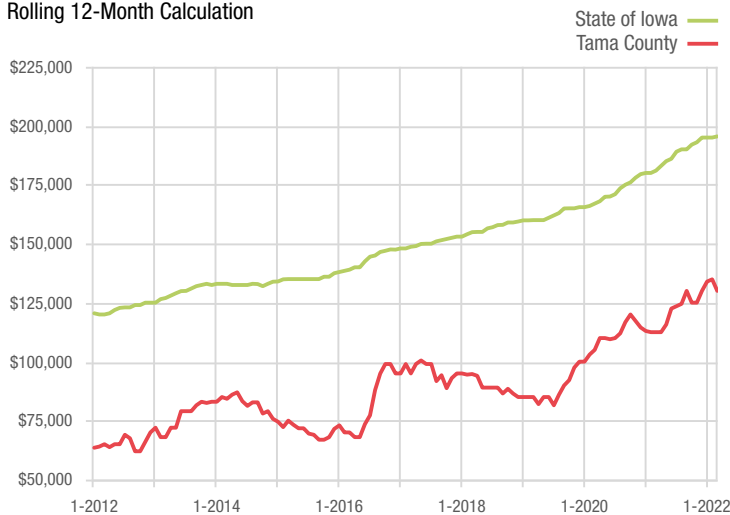
Single-Family Detached	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
Key Metrics						
New Listings	14	17	+ 21.4%	29	43	+ 48.3%
Pending Sales	14	15	+ 7.1%	31	42	+ 35.5%
Closed Sales	11	15	+ 36.4%	27	38	+ 40.7%
Days on Market Until Sale	133	63	- 52.6%	84	47	- 44.0%
Median Sales Price*	\$117,000	\$110,000	- 6.0%	\$108,000	\$120,500	+ 11.6%
Average Sales Price*	\$203,182	\$104,160	- 48.7%	\$158,415	\$127,016	- 19.8%
Percent of List Price Received*	94.2%	93.8%	- 0.4%	93.0%	95.0%	+ 2.2%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Townhouse-Condo	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	103	—	—	103	250	+ 142.7%
Median Sales Price*	\$140,000	—	—	\$140,000	\$84,000	- 40.0%
Average Sales Price*	\$140,000	—	—	\$140,000	\$84,000	- 40.0%
Percent of List Price Received*	96.6%	—	—	96.6%	93.9%	- 2.8%
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.

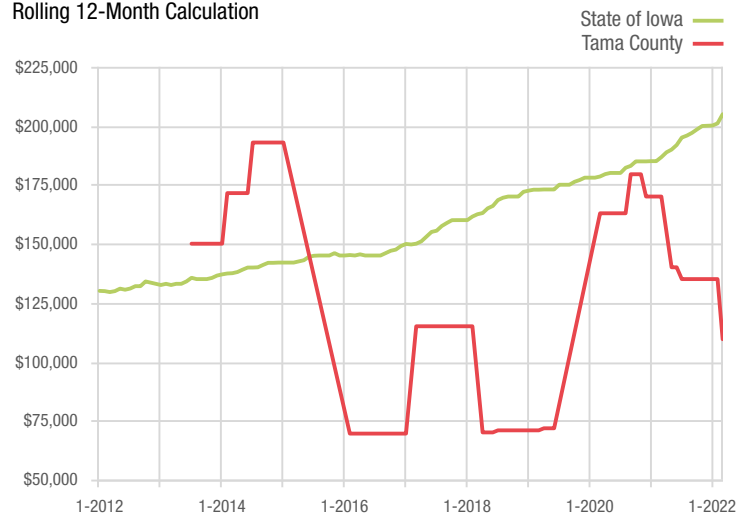
Median Sales Price - Single-Family Detached

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.