

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

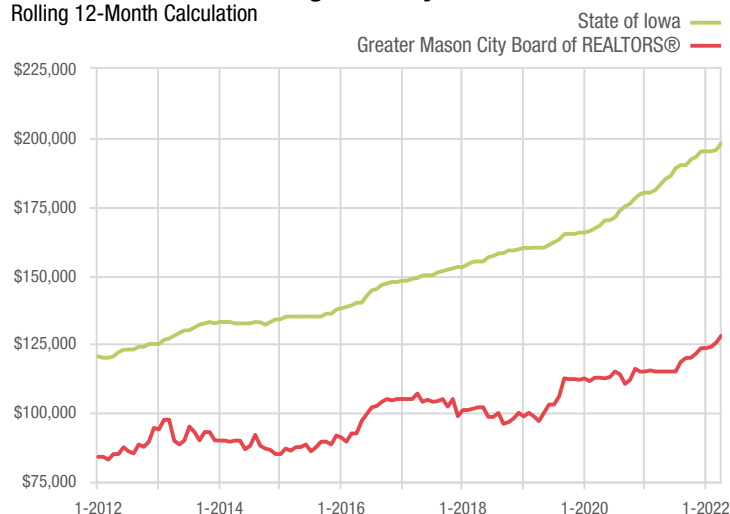
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	74	71	- 4.1%	182	175	- 3.8%
Pending Sales	67	36	- 46.3%	211	162	- 23.2%
Closed Sales	48	58	+ 20.8%	172	161	- 6.4%
Days on Market Until Sale	94	106	+ 12.8%	105	92	- 12.4%
Median Sales Price*	\$112,608	\$127,500	+ 13.2%	\$113,000	\$125,000	+ 10.6%
Average Sales Price*	\$121,813	\$126,157	+ 3.6%	\$128,353	\$149,069	+ 16.1%
Percent of List Price Received*	97.0%	97.2%	+ 0.2%	96.1%	95.4%	- 0.7%
Inventory of Homes for Sale	56	97	+ 73.2%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	3	- 40.0%	12	7	- 41.7%
Pending Sales	8	0	- 100.0%	13	4	- 69.2%
Closed Sales	3	0	- 100.0%	5	6	+ 20.0%
Days on Market Until Sale	242	—	—	214	67	- 68.7%
Median Sales Price*	\$139,000	—	—	\$139,000	\$172,500	+ 24.1%
Average Sales Price*	\$150,667	—	—	\$158,400	\$203,483	+ 28.5%
Percent of List Price Received*	92.7%	—	—	93.9%	98.5%	+ 4.9%
Inventory of Homes for Sale	16	12	- 25.0%	—	—	—
Months Supply of Inventory	6.1	3.6	- 41.0%	—	—	—

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

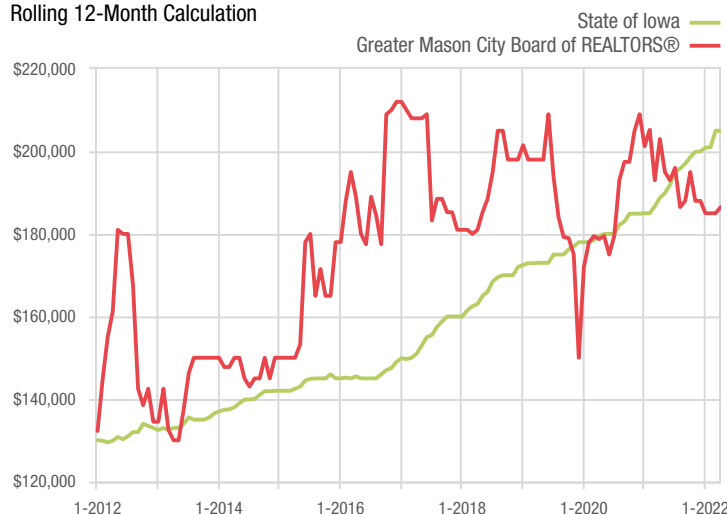
Median Sales Price - Single-Family Detached

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.