

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

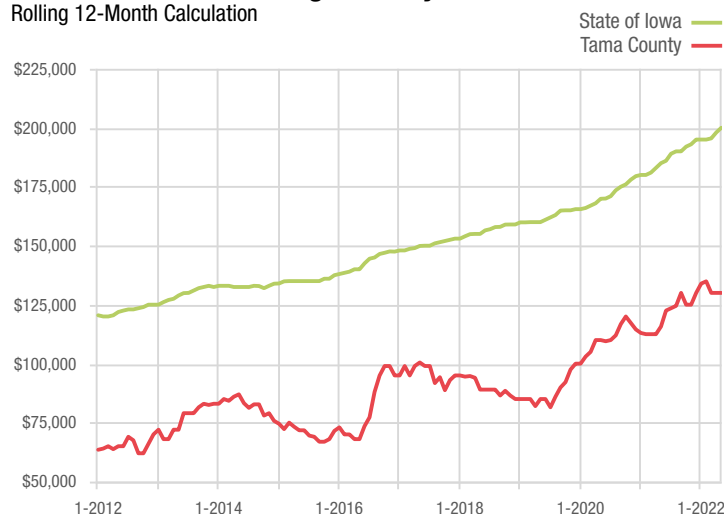
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	21	- 12.5%	75	75	0.0%
Pending Sales	13	13	0.0%	71	68	- 4.2%
Closed Sales	18	12	- 33.3%	59	62	+ 5.1%
Days on Market Until Sale	19	48	+ 152.6%	68	41	- 39.7%
Median Sales Price*	\$117,500	\$93,950	- 20.0%	\$112,500	\$117,250	+ 4.2%
Average Sales Price*	\$134,483	\$118,422	- 11.9%	\$144,466	\$128,130	- 11.3%
Percent of List Price Received*	97.4%	100.6%	+ 3.3%	94.9%	96.8%	+ 2.0%
Inventory of Homes for Sale	26	21	- 19.2%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	0	- 100.0%	2	1	- 50.0%
Pending Sales	2	0	- 100.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	202	2	- 99.0%	147	126	- 14.3%
Median Sales Price*	\$69,000	\$40,000	- 42.0%	\$69,000	\$62,000	- 10.1%
Average Sales Price*	\$69,000	\$40,000	- 42.0%	\$92,333	\$62,000	- 32.9%
Percent of List Price Received*	94.7%	105.5%	+ 11.4%	94.0%	99.7%	+ 6.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

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

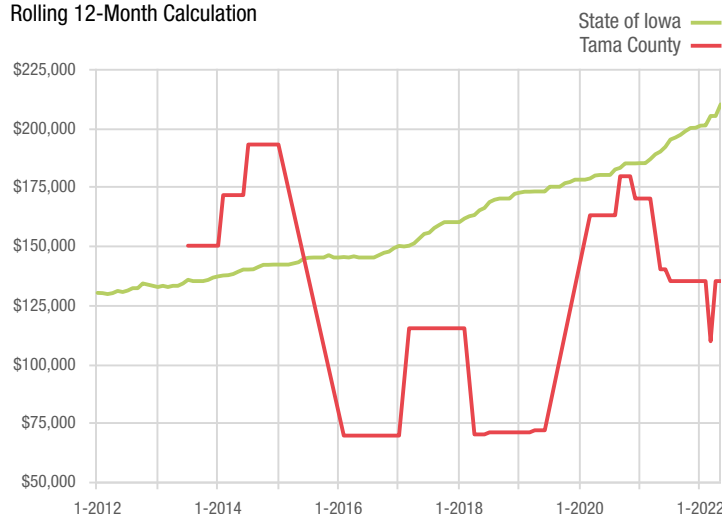
Median Sales Price - Single-Family Detached

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.