

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

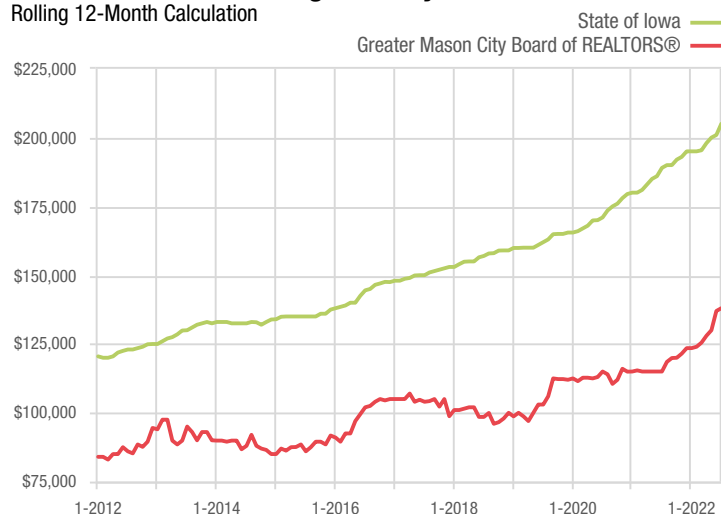
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	67	38	- 43.3%	407	332	- 18.4%
Pending Sales	71	16	- 77.5%	398	309	- 22.4%
Closed Sales	63	27	- 57.1%	354	316	- 10.7%
Days on Market Until Sale	83	60	- 27.7%	92	82	- 10.9%
Median Sales Price*	\$139,900	\$147,900	+ 5.7%	\$119,000	\$138,525	+ 16.4%
Average Sales Price*	\$168,525	\$170,184	+ 1.0%	\$141,782	\$159,327	+ 12.4%
Percent of List Price Received*	100.8%	97.1%	- 3.7%	98.0%	97.6%	- 0.4%
Inventory of Homes for Sale	80	101	+ 26.3%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	5	0	- 100.0%	28	12	- 57.1%
Pending Sales	7	0	- 100.0%	33	16	- 51.5%
Closed Sales	6	4	- 33.3%	23	17	- 26.1%
Days on Market Until Sale	327	92	- 71.9%	185	105	- 43.2%
Median Sales Price*	\$218,500	\$186,250	- 14.8%	\$195,000	\$170,000	- 12.8%
Average Sales Price*	\$229,417	\$177,750	- 22.5%	\$200,843	\$188,959	- 5.9%
Percent of List Price Received*	96.9%	98.9%	+ 2.1%	96.6%	99.1%	+ 2.6%
Inventory of Homes for Sale	10	5	- 50.0%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

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

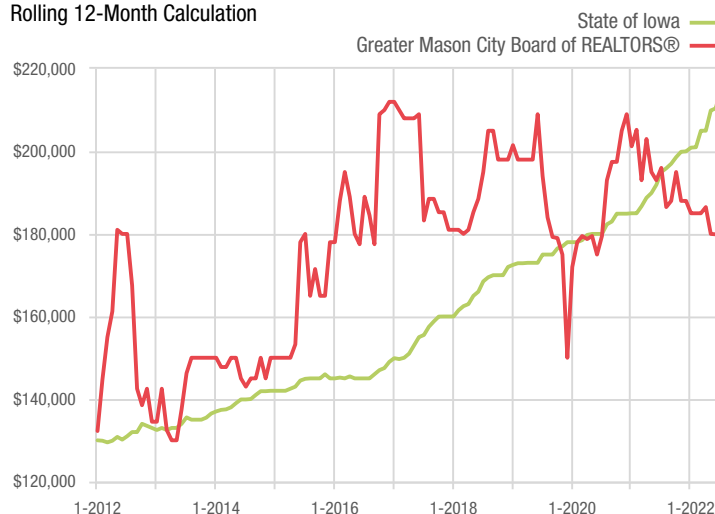
Median Sales Price - Single-Family Detached

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.