

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

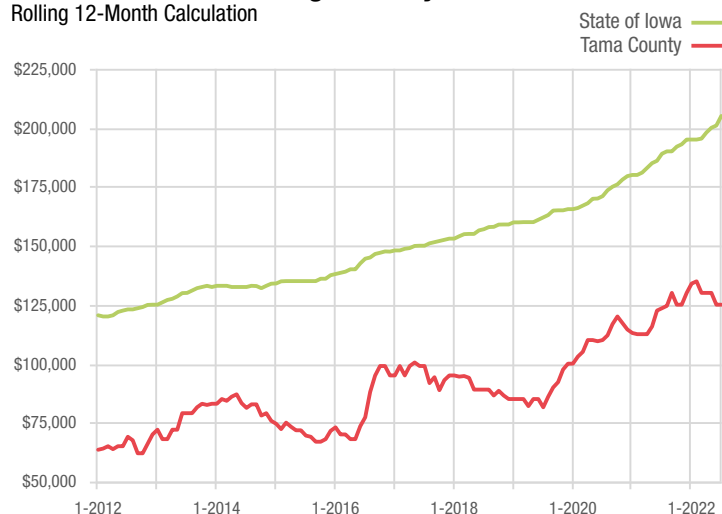
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	16	10	- 37.5%	117	106	- 9.4%
Pending Sales	17	6	- 64.7%	110	85	- 22.7%
Closed Sales	18	9	- 50.0%	93	87	- 6.5%
Days on Market Until Sale	10	10	0.0%	50	40	- 20.0%
Median Sales Price*	\$142,500	\$175,000	+ 22.8%	\$125,000	\$120,500	- 3.6%
Average Sales Price*	\$139,319	\$166,713	+ 19.7%	\$145,912	\$131,904	- 9.6%
Percent of List Price Received*	97.3%	102.1%	+ 4.9%	96.2%	97.2%	+ 1.0%
Inventory of Homes for Sale	24	33	+ 37.5%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	155	—	—	150	126	- 16.0%
Median Sales Price*	\$135,000	—	—	\$135,000	\$62,000	- 54.1%
Average Sales Price*	\$135,000	—	—	\$109,400	\$62,000	- 43.3%
Percent of List Price Received*	94.0%	—	—	94.0%	99.7%	+ 6.1%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

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

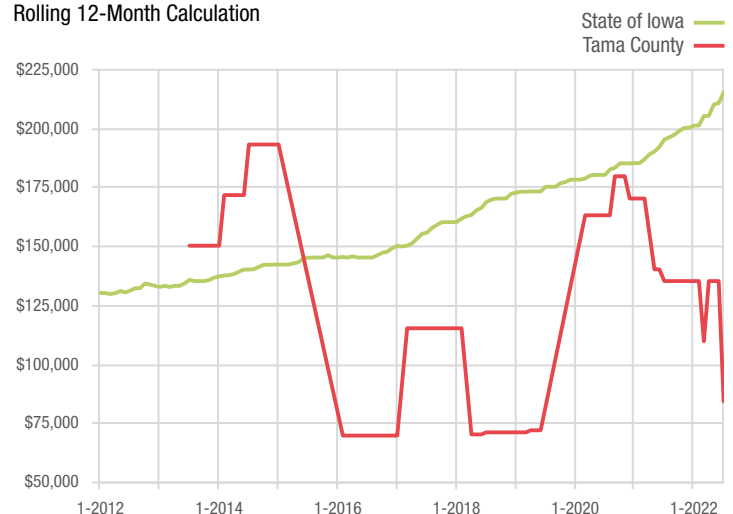
Median Sales Price - Single-Family Detached

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.