

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

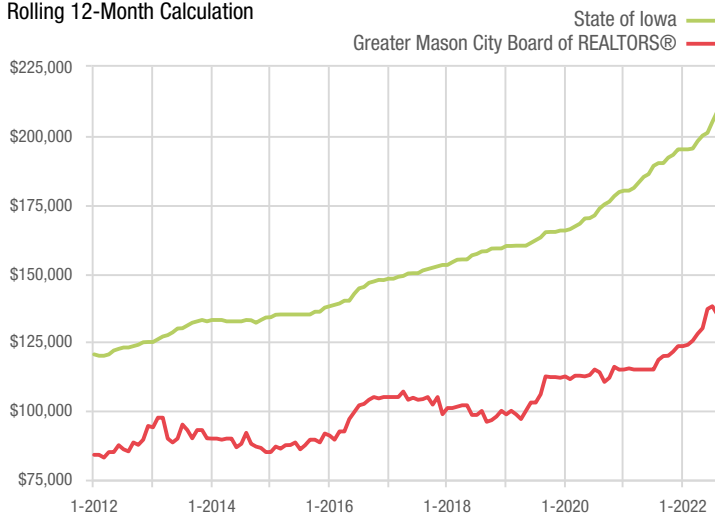
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	72	57	- 20.8%	479	390	- 18.6%
Pending Sales	59	12	- 79.7%	457	345	- 24.5%
Closed Sales	63	50	- 20.6%	417	366	- 12.2%
Days on Market Until Sale	59	65	+ 10.2%	87	79	- 9.2%
Median Sales Price*	\$149,900	<b>\$134,250</b>	- 10.4%	\$122,225	<b>\$138,000</b>	+ 12.9%
Average Sales Price*	\$185,445	<b>\$160,228</b>	- 13.6%	\$148,395	<b>\$159,450</b>	+ 7.4%
Percent of List Price Received*	98.3%	<b>97.1%</b>	- 1.2%	98.1%	<b>97.5%</b>	- 0.6%
Inventory of Homes for Sale	88	120	+ 36.4%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	5	+ 400.0%	29	17	- 41.4%
Pending Sales	2	0	- 100.0%	35	16	- 54.3%
Closed Sales	10	1	- 90.0%	33	18	- 45.5%
Days on Market Until Sale	96	96	0.0%	157	104	- 33.8%
Median Sales Price*	\$176,500	<b>\$356,000</b>	+ 101.7%	\$188,000	<b>\$175,000</b>	- 6.9%
Average Sales Price*	\$223,850	<b>\$356,000</b>	+ 59.0%	\$207,815	<b>\$198,239</b>	- 4.6%
Percent of List Price Received*	96.3%	<b>104.7%</b>	+ 8.7%	96.5%	<b>99.4%</b>	+ 3.0%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	2.5	4.3	+ 72.0%	—	—	—

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

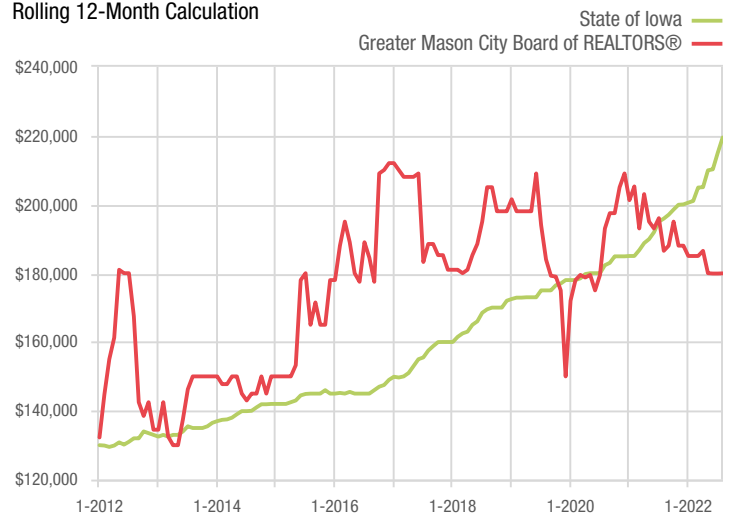
### Median Sales Price - Single-Family Detached

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.