

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

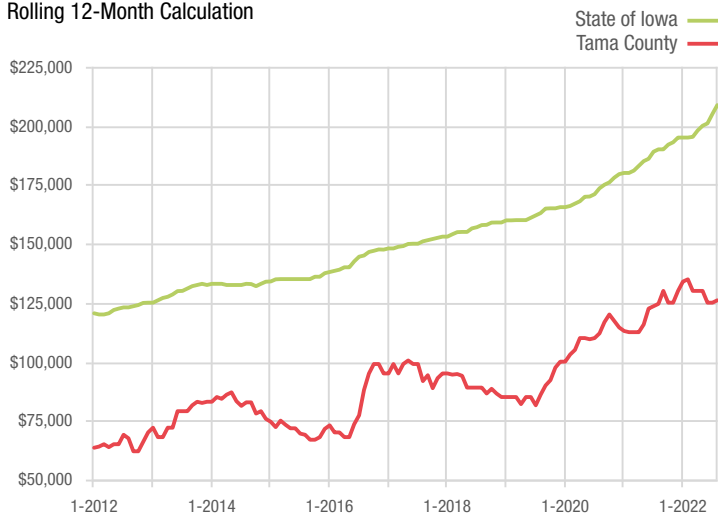
| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 8-2021 | Thru 8-2022 | % Change |
| New Listings | 22 | 6 | - 72.7% | 139 | 112 | - 19.4% |
| Pending Sales | 13 | 6 | - 53.8% | 123 | 91 | - 26.0% |
| Closed Sales | 23 | 10 | - 56.5% | 116 | 97 | - 16.4% |
| Days on Market Until Sale | 55 | 17 | - 69.1% | 51 | 38 | - 25.5% |
| Median Sales Price* | \$160,000 | \$152,450 | - 4.7% | \$126,950 | \$125,000 | - 1.5% |
| Average Sales Price* | \$181,078 | \$140,530 | - 22.4% | \$152,885 | \$132,803 | - 13.1% |
| Percent of List Price Received* | 97.8% | 100.7% | + 3.0% | 96.5% | 97.6% | + 1.1% |
| Inventory of Homes for Sale | 32 | 32 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.2 | 2.4 | + 9.1% | — | — | — |

| Townhouse-Condo | August | | | Year to Date | | |
|---------------------------------|--------|------------|----------|--------------|-----------------|----------|
| | 2021 | 2022 | % Change | Thru 8-2021 | Thru 8-2022 | % Change |
| New Listings | 0 | 0 | 0.0% | 2 | 2 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 5 | 2 | - 60.0% |
| Closed Sales | 0 | 0 | 0.0% | 5 | 2 | - 60.0% |
| Days on Market Until Sale | — | — | — | 150 | 126 | - 16.0% |
| Median Sales Price* | — | — | — | \$135,000 | \$62,000 | - 54.1% |
| Average Sales Price* | — | — | — | \$109,400 | \$62,000 | - 43.3% |
| Percent of List Price Received* | — | — | — | 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.

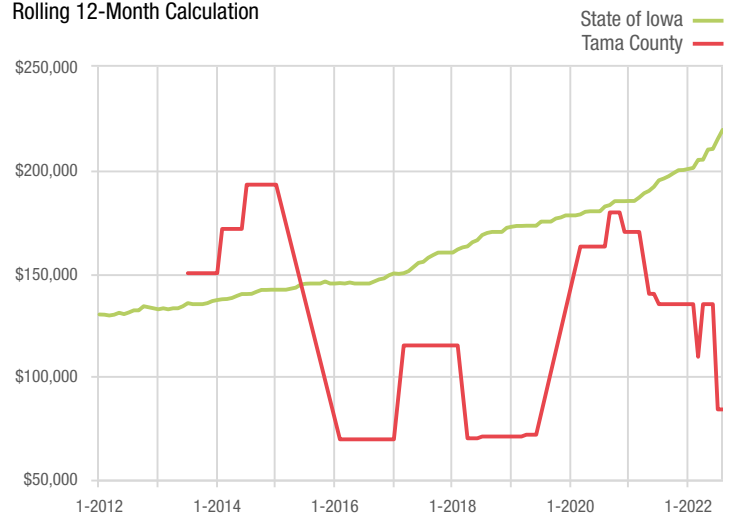
Median Sales Price - Single-Family Detached

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.