

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

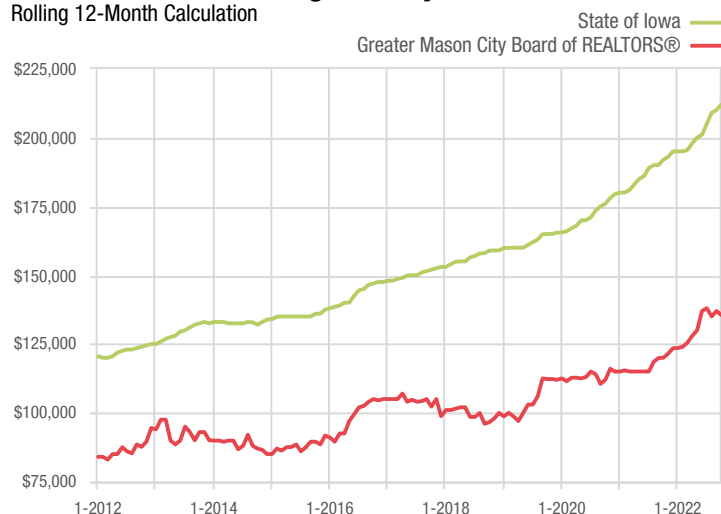
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	58	40	- 31.0%	621	465	- 25.1%
Pending Sales	65	12	- 81.5%	582	414	- 28.9%
Closed Sales	51	33	- 35.3%	533	435	- 18.4%
Days on Market Until Sale	58	65	+ 12.1%	82	76	- 7.3%
Median Sales Price*	\$154,456	\$156,880	+ 1.6%	\$123,500	\$138,250	+ 11.9%
Average Sales Price*	\$170,317	\$186,605	+ 9.6%	\$149,827	\$160,433	+ 7.1%
Percent of List Price Received*	97.2%	97.2%	0.0%	97.9%	97.6%	- 0.3%
Inventory of Homes for Sale	97	119	+ 22.7%	—	—	—
Months Supply of Inventory	1.7	2.9	+ 70.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	2	+ 100.0%	32	24	- 25.0%
Pending Sales	2	3	+ 50.0%	40	28	- 30.0%
Closed Sales	2	5	+ 150.0%	39	24	- 38.5%
Days on Market Until Sale	97	61	- 37.1%	147	92	- 37.4%
Median Sales Price*	\$297,500	\$195,000	- 34.5%	\$195,000	\$182,500	- 6.4%
Average Sales Price*	\$297,500	\$190,600	- 35.9%	\$211,113	\$200,263	- 5.1%
Percent of List Price Received*	98.3%	96.7%	- 1.6%	96.7%	99.2%	+ 2.6%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

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

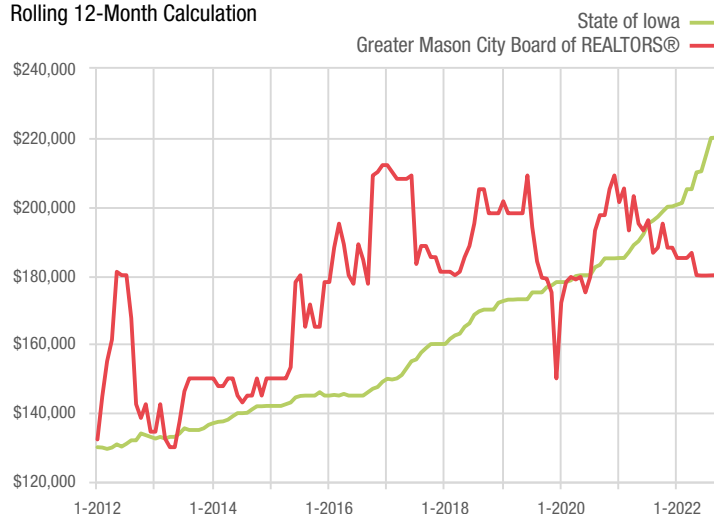
Median Sales Price - Single-Family Detached

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.