

# Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Tama County

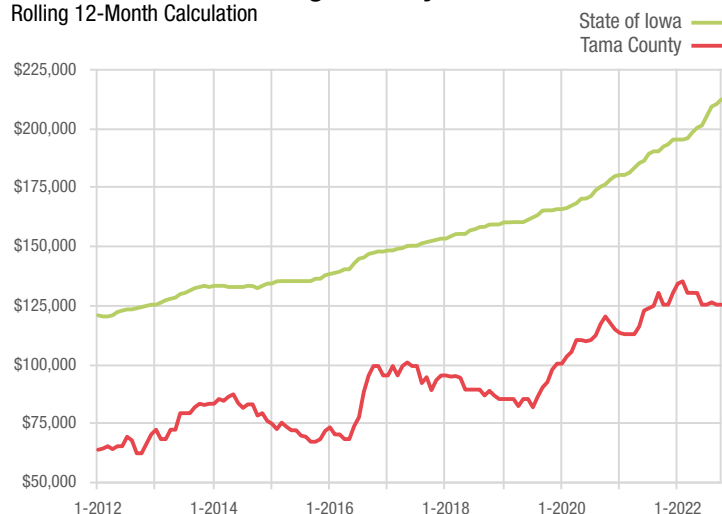
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	22	8	- 63.6%	190	127	- 33.2%
Pending Sales	14	5	- 64.3%	154	99	- 35.7%
Closed Sales	12	6	- 50.0%	144	105	- 27.1%
Days on Market Until Sale	37	62	+ 67.6%	47	39	- 17.0%
Median Sales Price*	\$115,000	<b>\$158,450</b>	+ 37.8%	\$131,000	<b>\$125,750</b>	- 4.0%
Average Sales Price*	\$130,817	<b>\$184,317</b>	+ 40.9%	\$153,367	<b>\$135,393</b>	- 11.7%
Percent of List Price Received*	92.1%	<b>96.7%</b>	+ 5.0%	96.4%	<b>97.5%</b>	+ 1.1%
Inventory of Homes for Sale	43	37	- 14.0%	—	—	—
Months Supply of Inventory	3.0	3.3	+ 10.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	3	2	- 33.3%
Pending Sales	0	0	0.0%	6	2	- 66.7%
Closed Sales	0	0	0.0%	5	2	- 60.0%
Days on Market Until Sale	—	—	—	150	126	- 16.0%
Median Sales Price*	—	—	—	\$135,000	<b>\$62,000</b>	- 54.1%
Average Sales Price*	—	—	—	\$109,400	<b>\$62,000</b>	- 43.3%
Percent of List Price Received*	—	—	—	94.0%	<b>99.7%</b>	+ 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.

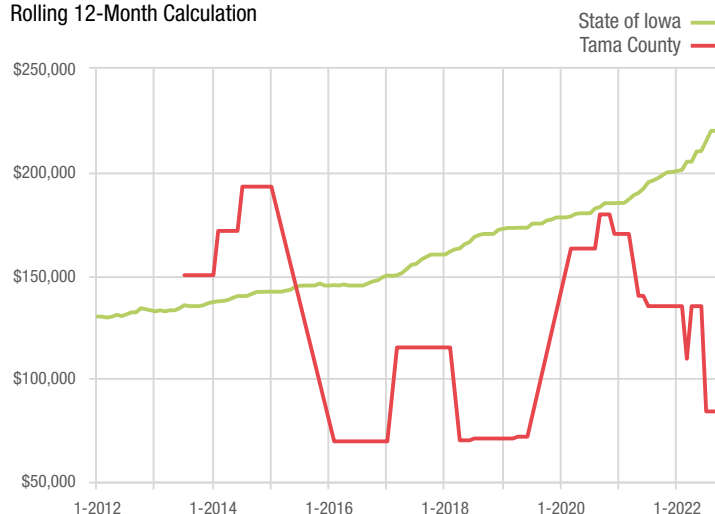
### Median Sales Price - Single-Family Detached

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.