

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

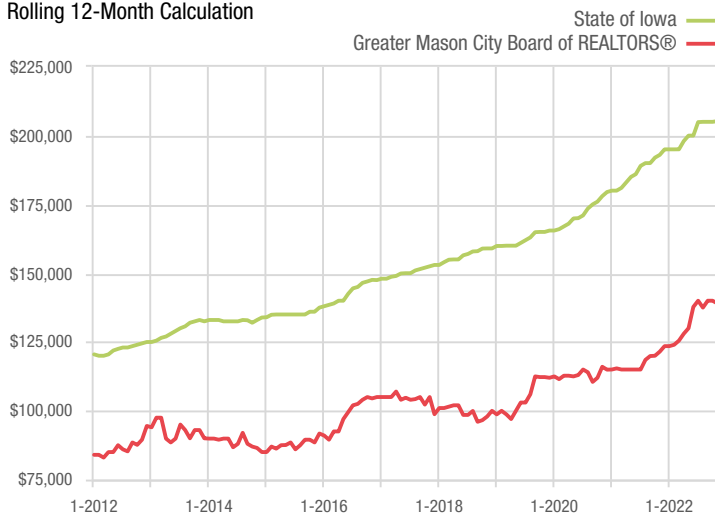
| Single-Family Detached          | November  |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2021      | 2022             | % Change | Thru 11-2021 | Thru 11-2022     | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 52        | <b>35</b>        | - 32.7%  | 673          | <b>567</b>       | - 15.8%  |
| Pending Sales                   | 39        | <b>18</b>        | - 53.8%  | 621          | <b>533</b>       | - 14.2%  |
| Closed Sales                    | 75        | <b>46</b>        | - 38.7%  | 608          | <b>543</b>       | - 10.7%  |
| Days on Market Until Sale       | 76        | <b>51</b>        | - 32.9%  | 81           | <b>68</b>        | - 16.0%  |
| Median Sales Price*             | \$135,000 | <b>\$122,000</b> | - 9.6%   | \$124,000    | <b>\$140,000</b> | + 12.9%  |
| Average Sales Price*            | \$168,679 | <b>\$136,098</b> | - 19.3%  | \$152,156    | <b>\$161,988</b> | + 6.5%   |
| Percent of List Price Received* | 96.4%     | <b>98.4%</b>     | + 2.1%   | 97.8%        | <b>97.8%</b>     | 0.0%     |
| Inventory of Homes for Sale     | 103       | <b>98</b>        | - 4.9%   | —            | —                | —        |
| Months Supply of Inventory      | 1.9       | <b>2.1</b>       | + 10.5%  | —            | —                | —        |

| Townhouse-Condo                 | November  |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2021      | 2022             | % Change | Thru 11-2021 | Thru 11-2022     | % Change |
| <b>Key Metrics</b>              |           |                  |          |              |                  |          |
| New Listings                    | 2         | <b>2</b>         | 0.0%     | 34           | <b>24</b>        | - 29.4%  |
| Pending Sales                   | 1         | <b>0</b>         | - 100.0% | 41           | <b>27</b>        | - 34.1%  |
| Closed Sales                    | 2         | <b>6</b>         | + 200.0% | 41           | <b>29</b>        | - 29.3%  |
| Days on Market Until Sale       | 39        | <b>76</b>        | + 94.9%  | 144          | <b>91</b>        | - 36.8%  |
| Median Sales Price*             | \$176,200 | <b>\$237,750</b> | + 34.9%  | \$188,000    | <b>\$192,500</b> | + 2.4%   |
| Average Sales Price*            | \$176,200 | <b>\$245,833</b> | + 39.5%  | \$209,410    | <b>\$210,217</b> | + 0.4%   |
| Percent of List Price Received* | 96.7%     | <b>98.0%</b>     | + 1.3%   | 96.7%        | <b>99.0%</b>     | + 2.4%   |
| Inventory of Homes for Sale     | 7         | <b>6</b>         | - 14.3%  | —            | —                | —        |
| Months Supply of Inventory      | 1.8       | <b>2.1</b>       | + 16.7%  | —            | —                | —        |

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

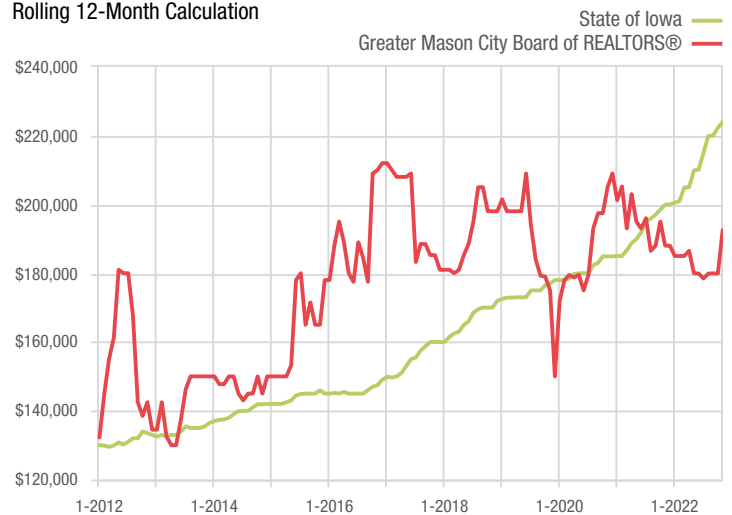
### Median Sales Price - Single-Family Detached

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.