

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

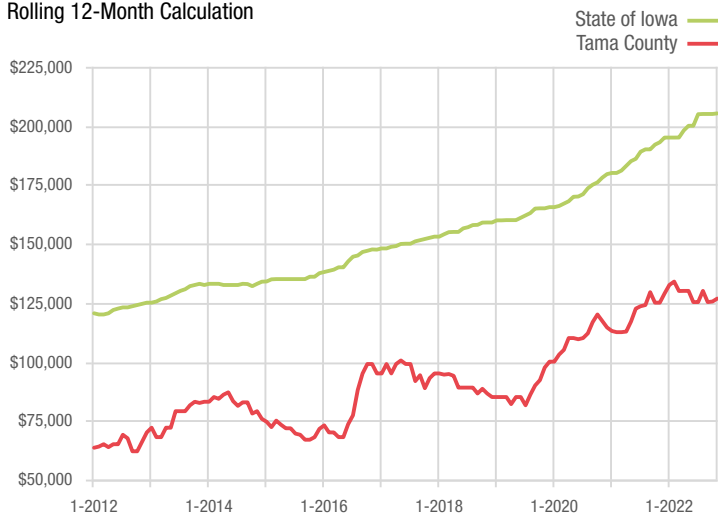
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	20	10	- 50.0%	211	172	- 18.5%
Pending Sales	16	13	- 18.8%	171	148	- 13.5%
Closed Sales	27	12	- 55.6%	173	153	- 11.6%
Days on Market Until Sale	22	24	+ 9.1%	43	35	- 18.6%
Median Sales Price*	\$108,000	\$74,950	- 30.6%	\$125,000	\$125,250	+ 0.2%
Average Sales Price*	\$128,823	\$105,904	- 17.8%	\$149,116	\$133,869	- 10.2%
Percent of List Price Received*	99.4%	91.8%	- 7.6%	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	42	30	- 28.6%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Days on Market Until Sale	15	—	—	128	126	- 1.6%
Median Sales Price*	\$140,000	—	—	\$135,000	\$62,000	- 54.1%
Average Sales Price*	\$140,000	—	—	\$114,500	\$62,000	- 45.9%
Percent of List Price Received*	100.4%	—	—	95.1%	99.7%	+ 4.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.7	1.0	- 41.2%	—	—	—

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

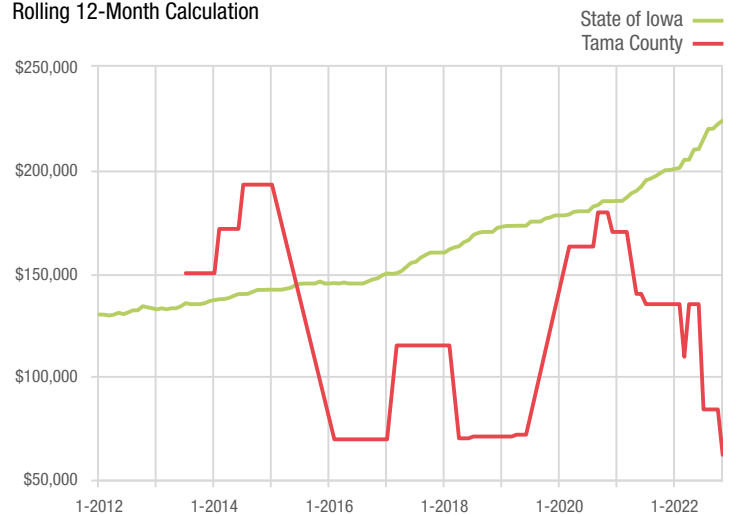
Median Sales Price - Single-Family Detached

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.