

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

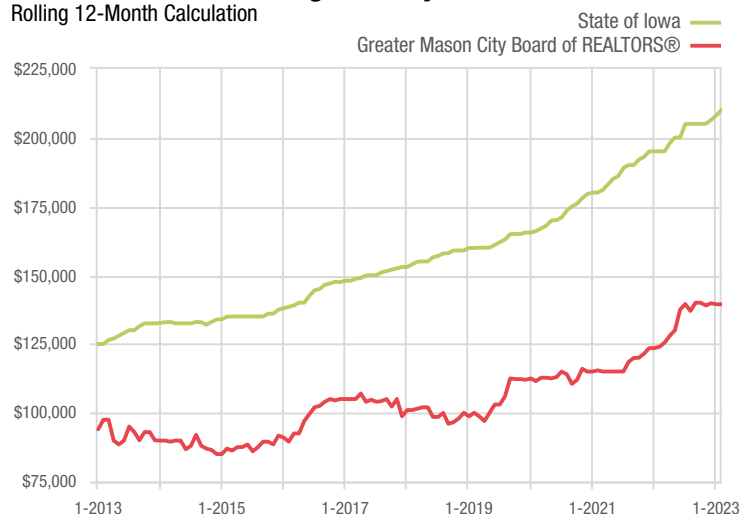
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	30	18	- 40.0%	63	45	- 28.6%
Pending Sales	32	17	- 46.9%	75	53	- 29.3%
Closed Sales	26	18	- 30.8%	57	46	- 19.3%
Days on Market Until Sale	84	50	- 40.5%	80	60	- 25.0%
Median Sales Price*	\$129,000	\$136,000	+ 5.4%	\$125,000	\$125,750	+ 0.6%
Average Sales Price*	\$158,331	\$185,995	+ 17.5%	\$137,109	\$152,583	+ 11.3%
Percent of List Price Received*	97.3%	96.0%	- 1.3%	95.1%	96.3%	+ 1.3%
Inventory of Homes for Sale	73	68	- 6.8%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	2	+ 100.0%	3	3	0.0%
Days on Market Until Sale	63	86	+ 36.5%	71	70	- 1.4%
Median Sales Price*	\$274,900	\$193,750	- 29.5%	\$165,000	\$132,500	- 19.7%
Average Sales Price*	\$274,900	\$193,750	- 29.5%	\$198,300	\$166,500	- 16.0%
Percent of List Price Received*	98.2%	93.4%	- 4.9%	97.2%	97.8%	+ 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

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

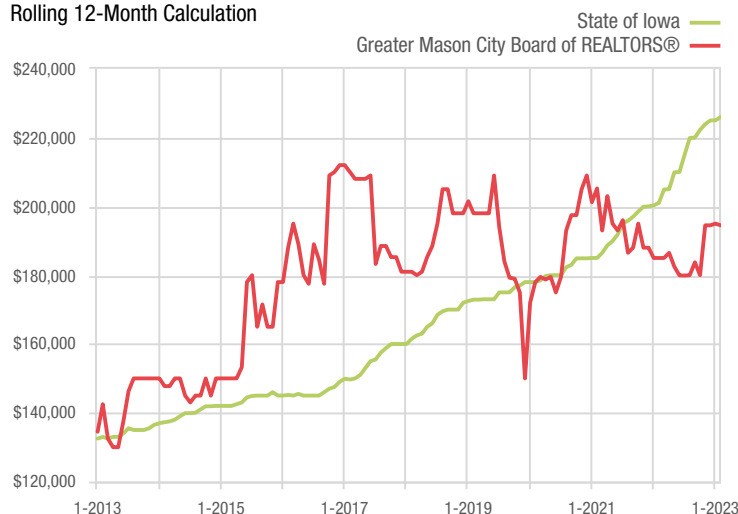
Median Sales Price - Single-Family Detached

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.