

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

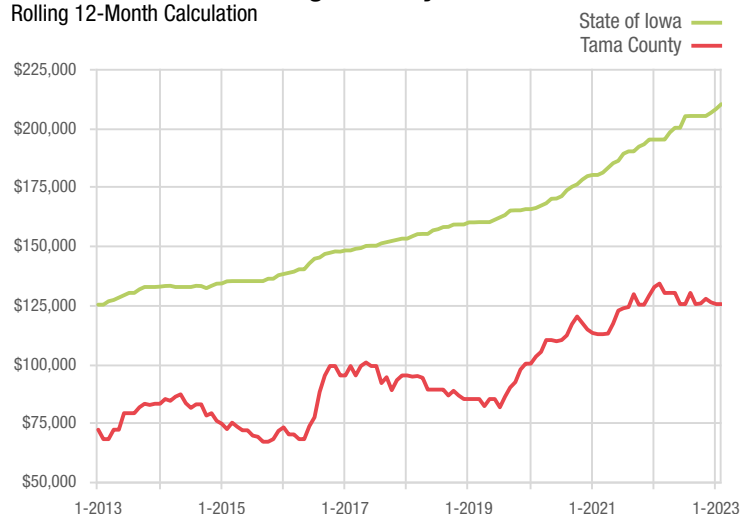
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	15	7	- 53.3%	25	17	- 32.0%
Pending Sales	15	14	- 6.7%	27	21	- 22.2%
Closed Sales	12	8	- 33.3%	23	12	- 47.8%
Days on Market Until Sale	42	54	+ 28.6%	36	48	+ 33.3%
Median Sales Price*	\$165,250	\$157,500	- 4.7%	\$155,500	\$129,250	- 16.9%
Average Sales Price*	\$140,917	\$171,863	+ 22.0%	\$141,922	\$149,492	+ 5.3%
Percent of List Price Received*	96.4%	92.7%	- 3.8%	95.7%	93.5%	- 2.3%
Inventory of Homes for Sale	23	20	- 13.0%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	250	—	—	250	—	—
Median Sales Price*	\$84,000	—	—	\$84,000	—	—
Average Sales Price*	\$84,000	—	—	\$84,000	—	—
Percent of List Price Received*	93.9%	—	—	93.9%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

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

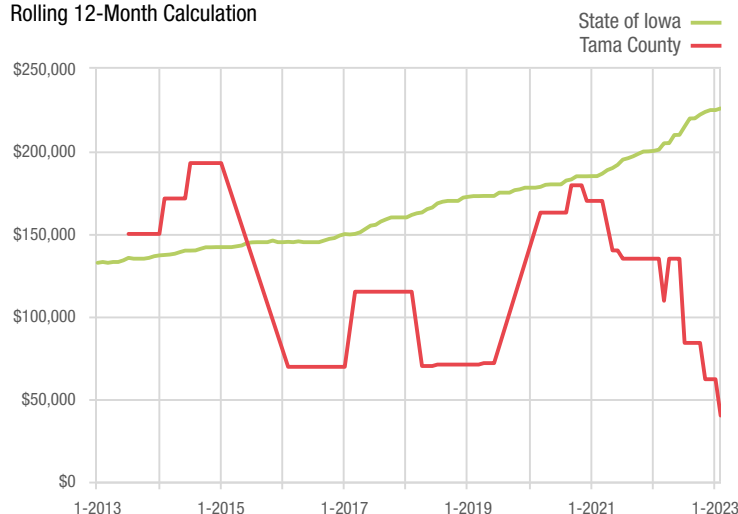
Median Sales Price - Single-Family Detached

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.