

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

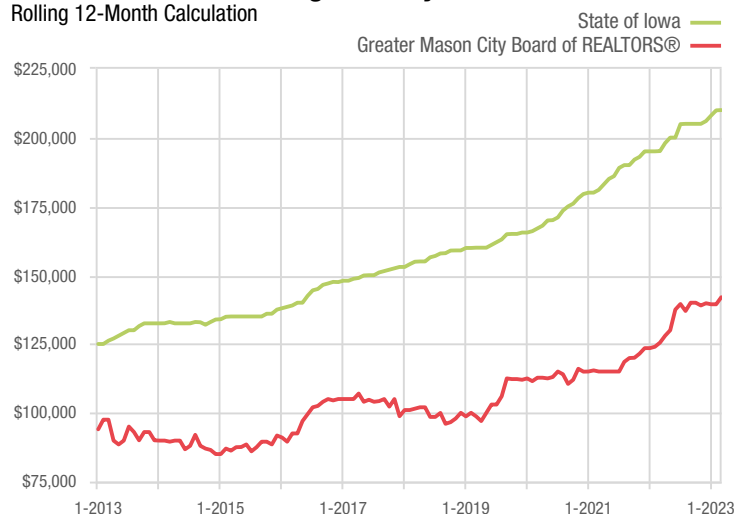
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	42	38	- 9.5%	105	83	- 21.0%
Pending Sales	59	16	- 72.9%	134	87	- 35.1%
Closed Sales	46	49	+ 6.5%	103	97	- 5.8%
Days on Market Until Sale	89	91	+ 2.2%	84	75	- 10.7%
Median Sales Price*	\$128,250	<b>\$163,000</b>	+ 27.1%	\$125,000	<b>\$145,000</b>	+ 16.0%
Average Sales Price*	\$192,780	<b>\$189,388</b>	- 1.8%	\$161,972	<b>\$171,328</b>	+ 5.8%
Percent of List Price Received*	93.4%	<b>98.3%</b>	+ 5.2%	94.3%	<b>97.4%</b>	+ 3.3%
Inventory of Homes for Sale	54	66	+ 22.2%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	2	1	- 50.0%	6	3	- 50.0%
Closed Sales	3	1	- 66.7%	6	4	- 33.3%
Days on Market Until Sale	63	114	+ 81.0%	67	81	+ 20.9%
Median Sales Price*	\$180,000	<b>\$150,000</b>	- 16.7%	\$172,500	<b>\$141,250</b>	- 18.1%
Average Sales Price*	\$208,667	<b>\$150,000</b>	- 28.1%	\$203,483	<b>\$162,375</b>	- 20.2%
Percent of List Price Received*	99.9%	<b>94.0%</b>	- 5.9%	98.5%	<b>96.9%</b>	- 1.6%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

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

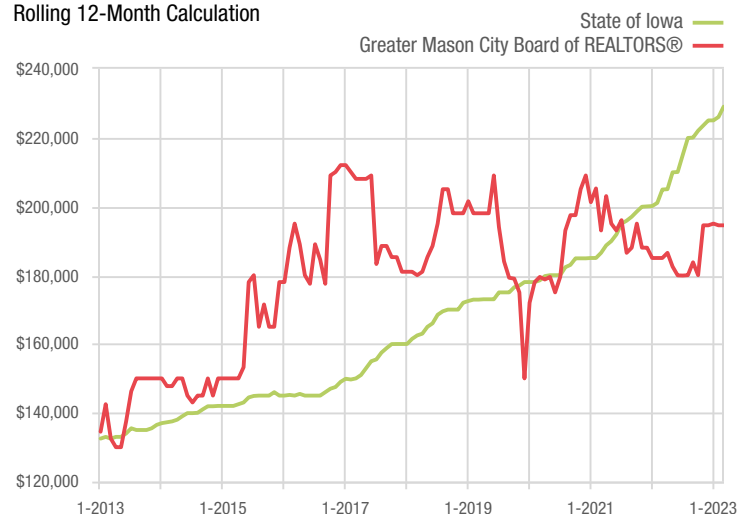
### Median Sales Price - Single-Family Detached

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.