

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

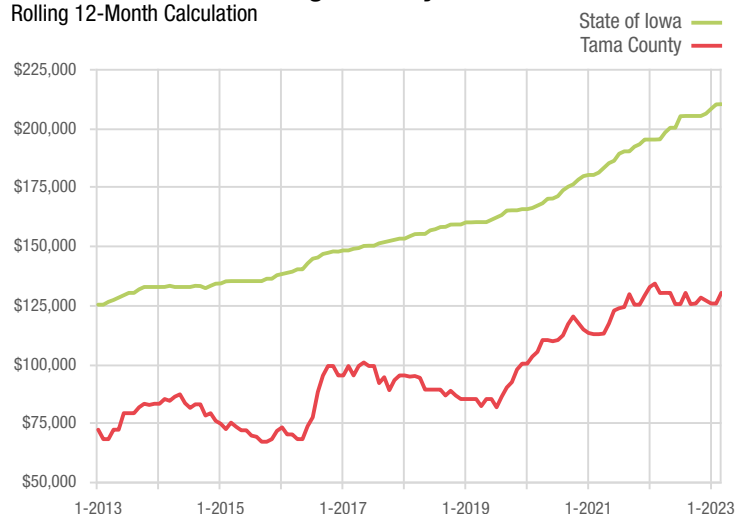
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	17	9	- 47.1%	42	26	- 38.1%
Pending Sales	12	8	- 33.3%	39	30	- 23.1%
Closed Sales	16	8	- 50.0%	39	20	- 48.7%
Days on Market Until Sale	59	62	+ 5.1%	46	54	+ 17.4%
Median Sales Price*	\$103,000	\$143,250	+ 39.1%	\$120,000	\$135,750	+ 13.1%
Average Sales Price*	\$102,338	\$166,906	+ 63.1%	\$125,682	\$156,458	+ 24.5%
Percent of List Price Received*	93.8%	95.6%	+ 1.9%	94.9%	94.3%	- 0.6%
Inventory of Homes for Sale	25	20	- 20.0%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	250	—	—
Median Sales Price*	—	—	—	\$84,000	—	—
Average Sales Price*	—	—	—	\$84,000	—	—
Percent of List Price Received*	—	—	—	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.

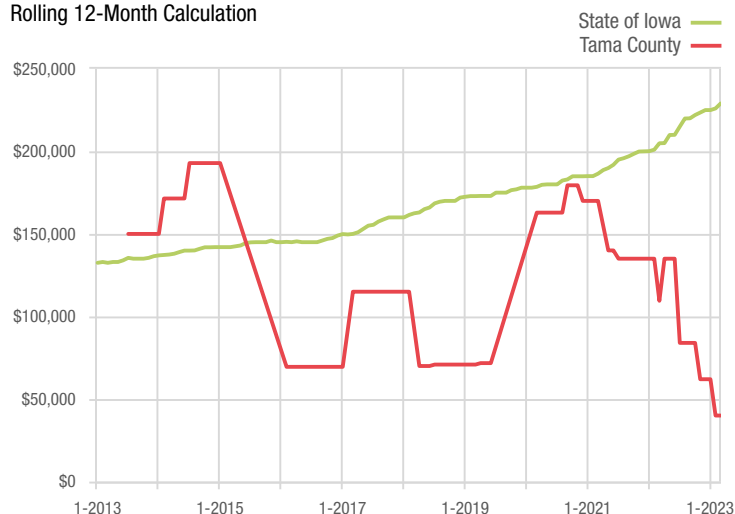
Median Sales Price - Single-Family Detached

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.