

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

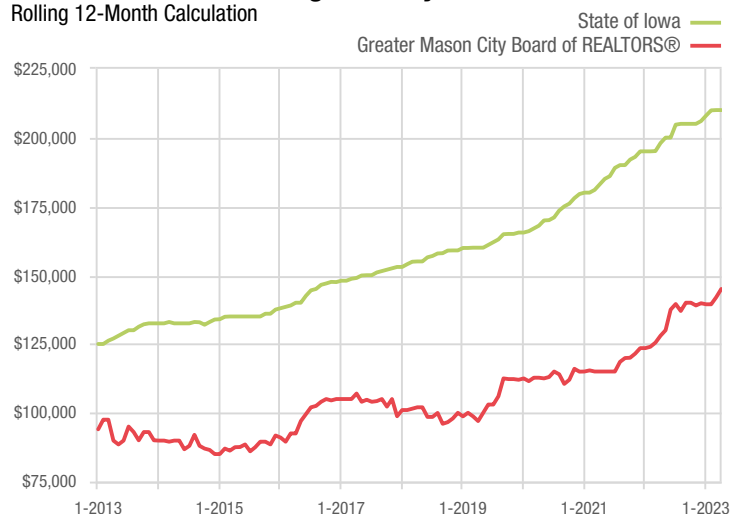
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	70	41	- 41.4%	174	133	- 23.6%
Pending Sales	74	5	- 93.2%	208	126	- 39.4%
Closed Sales	58	36	- 37.9%	161	133	- 17.4%
Days on Market Until Sale	106	62	- 41.5%	92	71	- 22.8%
Median Sales Price*	\$127,500	\$136,950	+ 7.4%	\$125,000	\$145,000	+ 16.0%
Average Sales Price*	\$126,157	\$157,975	+ 25.2%	\$149,069	\$167,714	+ 12.5%
Percent of List Price Received*	97.2%	99.7%	+ 2.6%	95.4%	98.0%	+ 2.7%
Inventory of Homes for Sale	49	73	+ 49.0%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	2	- 50.0%	7	4	- 42.9%
Pending Sales	5	0	- 100.0%	11	3	- 72.7%
Closed Sales	0	0	0.0%	6	4	- 33.3%
Days on Market Until Sale	—	—	—	67	81	+ 20.9%
Median Sales Price*	—	—	—	\$172,500	\$141,250	- 18.1%
Average Sales Price*	—	—	—	\$203,483	\$162,375	- 20.2%
Percent of List Price Received*	—	—	—	98.5%	96.9%	- 1.6%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.7	+ 200.0%	—	—	—

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

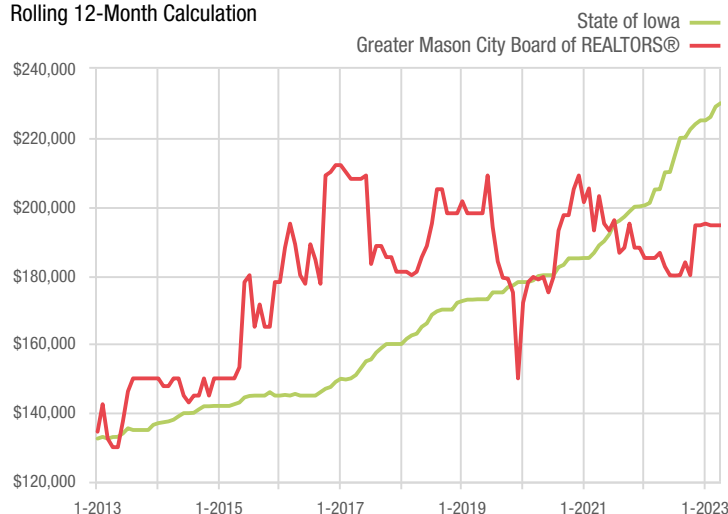
Median Sales Price - Single-Family Detached

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.