

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

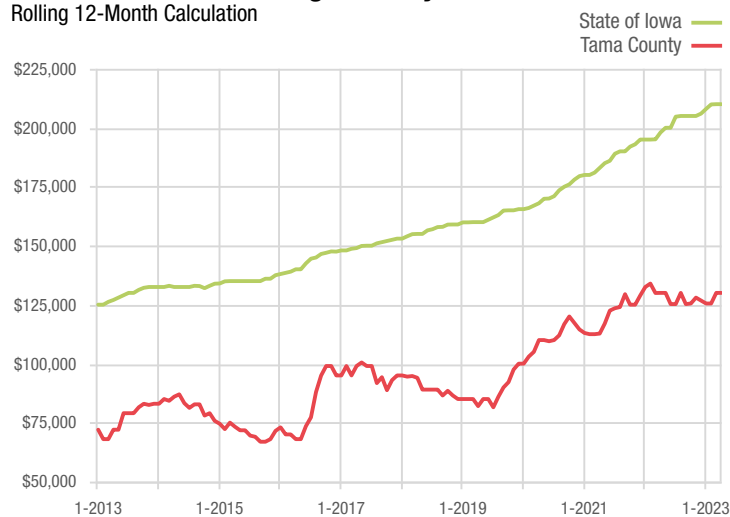
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	22	+ 120.0%	52	48	- 7.7%
Pending Sales	15	11	- 26.7%	54	41	- 24.1%
Closed Sales	11	9	- 18.2%	50	29	- 42.0%
Days on Market Until Sale	18	38	+ 111.1%	39	49	+ 25.6%
Median Sales Price*	\$125,500	\$121,000	- 3.6%	\$120,500	\$130,000	+ 7.9%
Average Sales Price*	\$147,400	\$128,244	- 13.0%	\$130,460	\$147,702	+ 13.2%
Percent of List Price Received*	99.0%	94.8%	- 4.2%	95.8%	94.5%	- 1.4%
Inventory of Homes for Sale	17	28	+ 64.7%	—	—	—
Months Supply of Inventory	1.1	2.4	+ 118.2%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	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	—	—	—	—	—

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

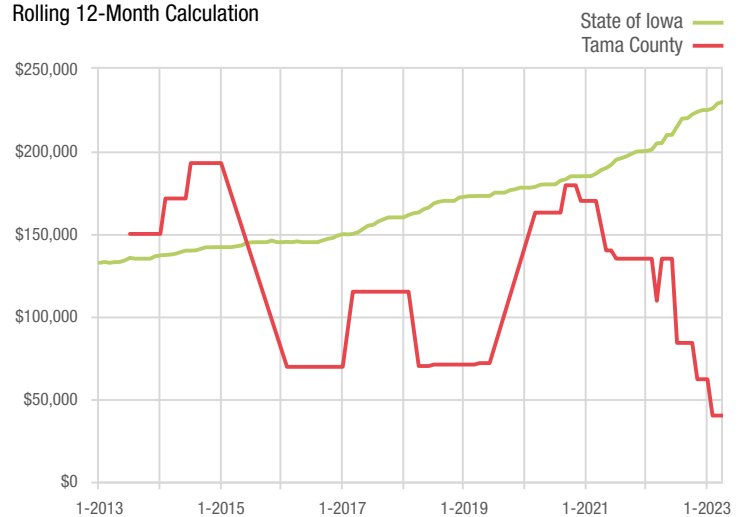
Median Sales Price - Single-Family Detached

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.