

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

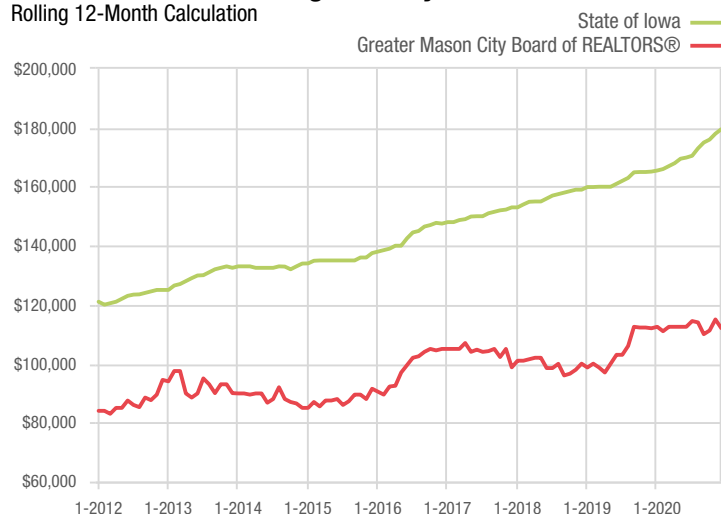
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	18	37	+ 105.6%	775	645	- 16.8%
Pending Sales	36	18	- 50.0%	617	617	0.0%
Closed Sales	55	59	+ 7.3%	606	635	+ 4.8%
Days on Market Until Sale	134	102	- 23.9%	110	107	- 2.7%
Median Sales Price*	\$94,000	\$90,000	- 4.3%	\$112,000	\$112,050	+ 0.0%
Average Sales Price*	\$151,762	\$118,283	- 22.1%	\$133,854	\$132,191	- 1.2%
Percent of List Price Received*	94.8%	96.4%	+ 1.7%	95.2%	95.8%	+ 0.6%
Inventory of Homes for Sale	198	123	- 37.9%	—	—	—
Months Supply of Inventory	3.9	2.4	- 38.5%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	1	0.0%	38	35	- 7.9%
Pending Sales	5	0	- 100.0%	32	25	- 21.9%
Closed Sales	1	2	+ 100.0%	27	31	+ 14.8%
Days on Market Until Sale	408	255	- 37.5%	196	237	+ 20.9%
Median Sales Price*	\$149,995	\$206,750	+ 37.8%	\$149,995	\$213,000	+ 42.0%
Average Sales Price*	\$149,995	\$206,750	+ 37.8%	\$175,864	\$205,839	+ 17.0%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	95.5%	96.4%	+ 0.9%
Inventory of Homes for Sale	25	23	- 8.0%	—	—	—
Months Supply of Inventory	8.6	10.1	+ 17.4%	—	—	—

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

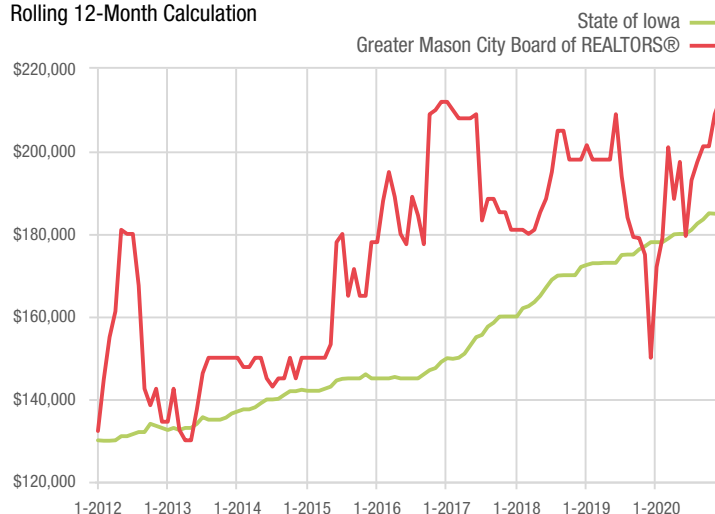
Median Sales Price - Single-Family Detached

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.