

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

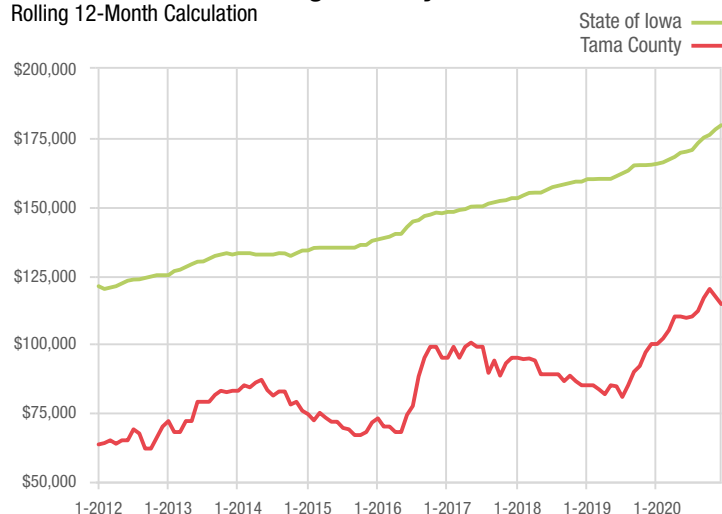
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	12	10	- 16.7%	257	218	- 15.2%
Pending Sales	9	10	+ 11.1%	160	180	+ 12.5%
Closed Sales	10	15	+ 50.0%	160	173	+ 8.1%
Days on Market Until Sale	61	48	- 21.3%	69	66	- 4.3%
Median Sales Price*	\$101,250	\$86,000	- 15.1%	\$100,000	\$114,500	+ 14.5%
Average Sales Price*	\$123,200	\$126,893	+ 3.0%	\$116,388	\$127,673	+ 9.7%
Percent of List Price Received*	96.2%	96.0%	- 0.2%	94.2%	94.8%	+ 0.6%
Inventory of Homes for Sale	55	31	- 43.6%	—	—	—
Months Supply of Inventory	4.1	2.1	- 48.8%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	1	—	3	9	+ 200.0%
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	1	—	—	208	—
Median Sales Price*	—	\$170,000	—	—	\$170,000	—
Average Sales Price*	—	\$170,000	—	—	\$176,300	—
Percent of List Price Received*	—	100.0%	—	—	99.3%	—
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	—	6.0	—	—	—	—

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

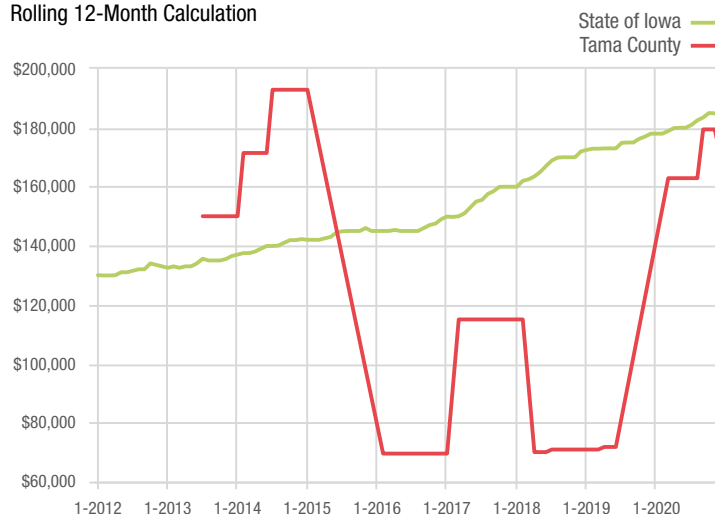
Median Sales Price - Single-Family Detached

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.