

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

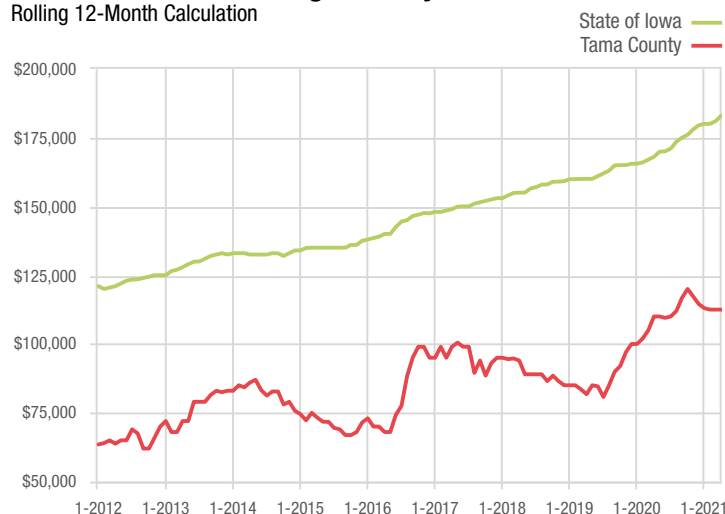
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	9	22	+ 144.4%	65	50	- 23.1%
Pending Sales	11	27	+ 145.5%	41	57	+ 39.0%
Closed Sales	15	14	- 6.7%	37	41	+ 10.8%
Days on Market Until Sale	42	99	+ 135.7%	86	89	+ 3.5%
Median Sales Price*	\$129,000	\$125,700	- 2.6%	\$121,900	\$110,000	- 9.8%
Average Sales Price*	\$145,432	\$130,400	- 10.3%	\$138,926	\$148,849	+ 7.1%
Percent of List Price Received*	92.8%	96.5%	+ 4.0%	93.9%	94.2%	+ 0.3%
Inventory of Homes for Sale	52	14	- 73.1%	—	—	—
Months Supply of Inventory	4.0	0.9	- 77.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	136	—	8	120	+ 1,400.0%
Median Sales Price*	—	\$68,000	—	\$162,900	\$104,000	- 36.2%
Average Sales Price*	—	\$68,000	—	\$162,900	\$104,000	- 36.2%
Percent of List Price Received*	—	90.8%	—	98.8%	93.7%	- 5.2%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	5.0	3.0	- 40.0%	—	—	—

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

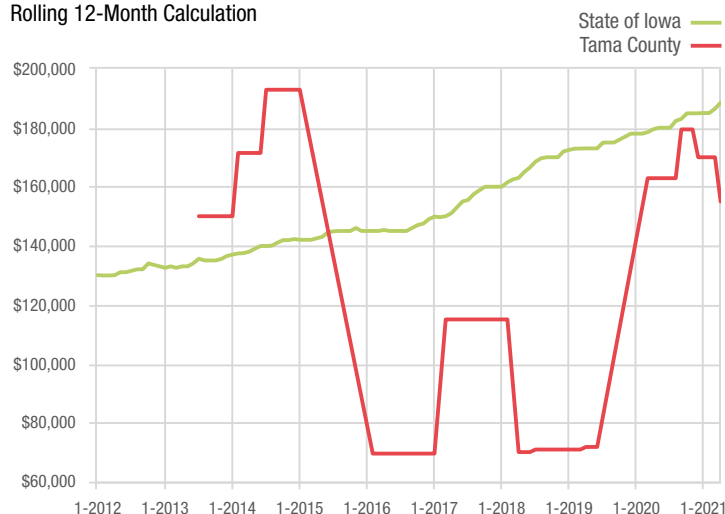
Median Sales Price - Single-Family Detached

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.