

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

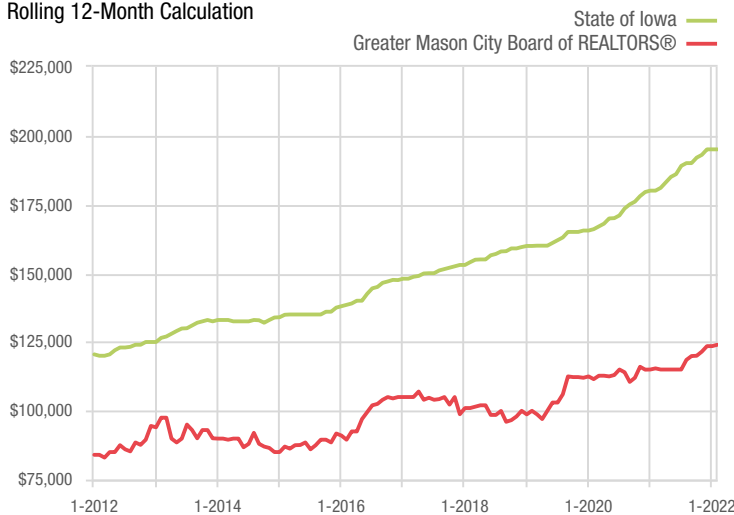
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	31	29	- 6.5%	58	62	+ 6.9%
Pending Sales	47	15	- 68.1%	92	53	- 42.4%
Closed Sales	32	24	- 25.0%	59	55	- 6.8%
Days on Market Until Sale	115	90	- 21.7%	97	82	- 15.5%
Median Sales Price*	\$119,900	\$129,000	+ 7.6%	\$115,000	\$125,000	+ 8.7%
Average Sales Price*	\$140,452	\$160,354	+ 14.2%	\$140,253	\$137,220	- 2.2%
Percent of List Price Received*	95.7%	97.1%	+ 1.5%	96.2%	94.9%	- 1.4%
Inventory of Homes for Sale	57	98	+ 71.9%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	1	1	0.0%	1	3	+ 200.0%
Pending Sales	2	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Days on Market Until Sale	90	63	- 30.0%	90	71	- 21.1%
Median Sales Price*	\$231,000	\$274,900	+ 19.0%	\$231,000	\$165,000	- 28.6%
Average Sales Price*	\$231,000	\$274,900	+ 19.0%	\$231,000	\$198,300	- 14.2%
Percent of List Price Received*	96.7%	98.2%	+ 1.6%	96.7%	97.2%	+ 0.5%
Inventory of Homes for Sale	18	10	- 44.4%	—	—	—
Months Supply of Inventory	8.6	2.6	- 69.8%	—	—	—

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

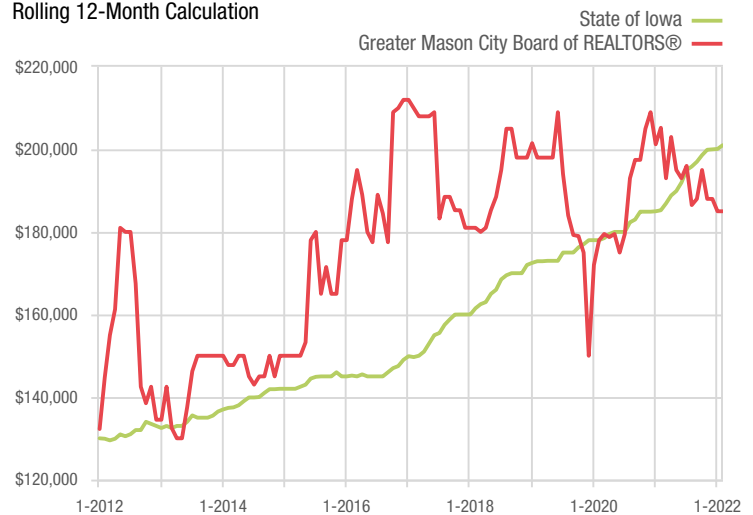
Median Sales Price - Single-Family Detached

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.