

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

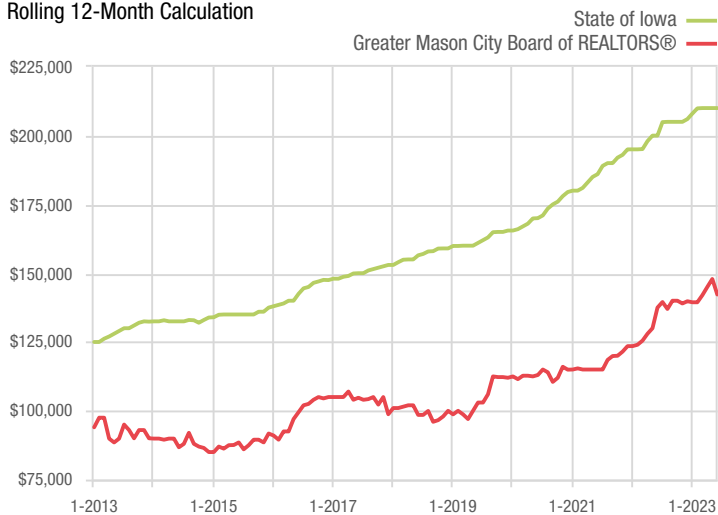
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	58	55	- 5.2%	291	244	- 16.2%
Pending Sales	50	17	- 66.0%	320	220	- 31.3%
Closed Sales	65	55	- 15.4%	293	226	- 22.9%
Days on Market Until Sale	53	50	- 5.7%	83	67	- 19.3%
Median Sales Price*	\$157,500	\$145,617	- 7.5%	\$138,000	\$145,309	+ 5.3%
Average Sales Price*	\$183,458	\$165,546	- 9.8%	\$158,976	\$174,006	+ 9.5%
Percent of List Price Received*	101.7%	97.8%	- 3.8%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	44	83	+ 88.6%	—	—	—
Months Supply of Inventory	0.8	2.1	+ 162.5%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	1	2	+ 100.0%	11	10	- 9.1%
Pending Sales	2	0	- 100.0%	16	12	- 25.0%
Closed Sales	4	7	+ 75.0%	14	14	0.0%
Days on Market Until Sale	184	83	- 54.9%	103	96	- 6.8%
Median Sales Price*	\$158,700	\$208,000	+ 31.1%	\$167,500	\$193,500	+ 15.5%
Average Sales Price*	\$185,100	\$210,929	+ 14.0%	\$195,986	\$198,100	+ 1.1%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

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

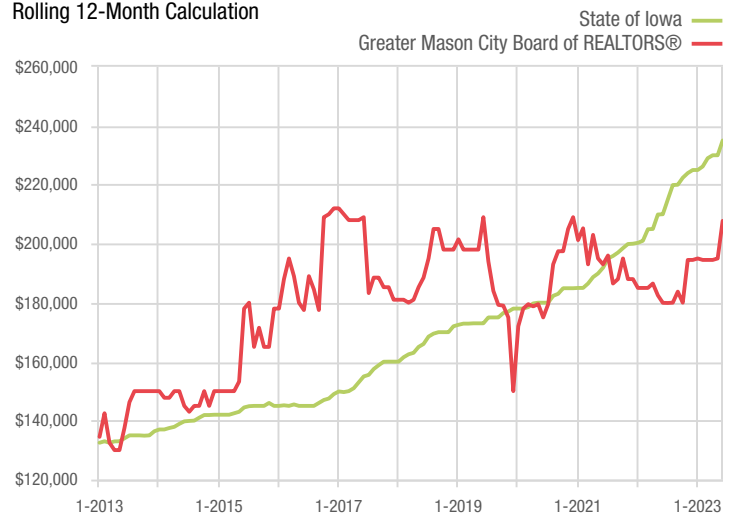
Median Sales Price - Single-Family Detached

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.