

Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

| Single-Family Detached | | December | | | Year to Date | | |
|---------------------------------|--|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | | 2022 | 2023 | % Change | Thru 12-2022 | Thru 12-2023 | % Change |
| New Listings | | 24 | 18 | - 25.0% | 583 | 550 | - 5.7% |
| Pending Sales | | 21 | 5 | - 76.2% | 569 | 490 | - 13.9% |
| Closed Sales | | 35 | 37 | + 5.7% | 579 | 511 | - 11.7% |
| Days on Market Until Sale | | 60 | 64 | + 6.7% | 68 | 57 | - 16.2% |
| Median Sales Price* | | \$123,000 | \$131,028 | + 6.5% | \$139,812 | \$149,900 | + 7.2% |
| Average Sales Price* | | \$168,282 | \$177,198 | + 5.3% | \$161,860 | \$182,044 | + 12.5% |
| Percent of List Price Received* | | 94.9% | 97.5% | + 2.7% | 97.6% | 98.2% | + 0.6% |
| Inventory of Homes for Sale | | 69 | 95 | + 37.7% | — | — | — |
| Months Supply of Inventory | | 1.5 | 2.3 | + 53.3% | — | — | — |

| Townhouse-Condo | | December | | | Year to Date | | |
|---------------------------------|--|----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | | 2022 | 2023 | % Change | Thru 12-2022 | Thru 12-2023 | % Change |
| New Listings | | 2 | 1 | - 50.0% | 28 | 27 | - 3.6% |
| Pending Sales | | 2 | 0 | - 100.0% | 30 | 22 | - 26.7% |
| Closed Sales | | 0 | 3 | — | 30 | 24 | - 20.0% |
| Days on Market Until Sale | | — | 66 | — | 88 | 79 | - 10.2% |
| Median Sales Price* | | — | \$160,000 | — | \$194,500 | \$233,750 | + 20.2% |
| Average Sales Price* | | — | \$182,667 | — | \$216,877 | \$223,058 | + 2.9% |
| Percent of List Price Received* | | — | 96.2% | — | 98.9% | 97.5% | - 1.4% |
| Inventory of Homes for Sale | | 5 | 8 | + 60.0% | — | — | — |
| Months Supply of Inventory | | 1.8 | 3.6 | + 100.0% | — | — | — |

* 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

State of Iowa 
 Greater Mason City Board of REALTORS® 



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

State of Iowa 
 Greater Mason City Board of REALTORS® 



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.