

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	12	7	- 41.7%	176	182	+ 3.4%
Pending Sales	4	3	- 25.0%	152	150	- 1.3%
Closed Sales	10	12	+ 20.0%	165	145	- 12.1%
Days on Market Until Sale	61	27	- 55.7%	37	34	- 8.1%
Median Sales Price*	\$129,000	\$159,000	+ 23.3%	\$126,750	\$142,175	+ 12.2%
Average Sales Price*	\$120,600	\$166,150	+ 37.8%	\$133,186	\$158,185	+ 18.8%
Percent of List Price Received*	92.2%	96.3%	+ 4.4%	96.4%	95.9%	- 0.5%
Inventory of Homes for Sale	27	34	+ 25.9%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

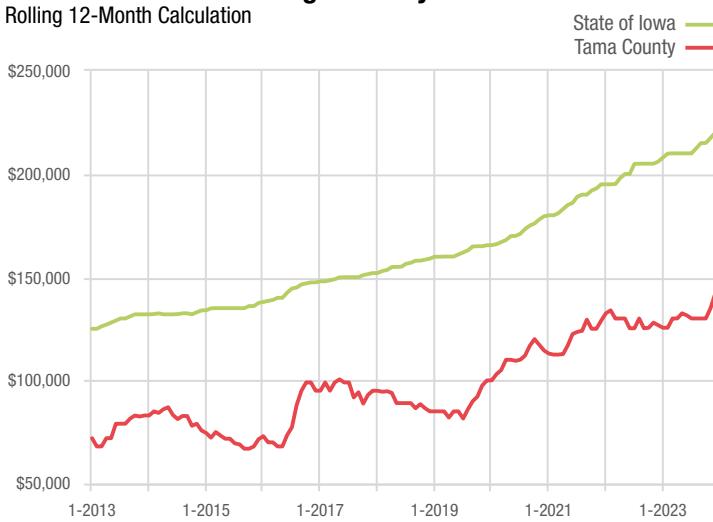
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	126	4	- 96.8%
Median Sales Price*	—	—	—	\$62,000	\$360,000	+ 480.6%
Average Sales Price*	—	—	—	\$62,000	\$360,000	+ 480.6%
Percent of List Price Received*	—	—	—	99.7%	96.0%	- 3.7%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

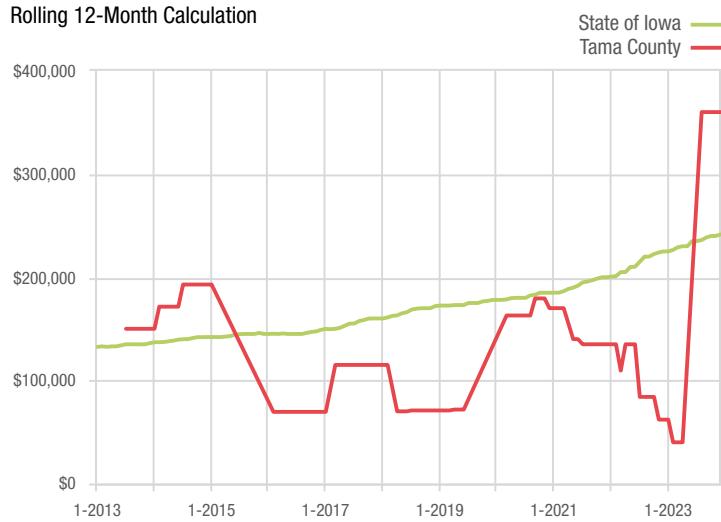
Median Sales Price - Single-Family Detached

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.