Local Market Update – January 2024A Research Tool Provided by Iowa Association of REALTORS®

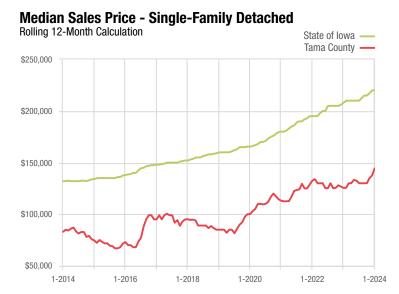


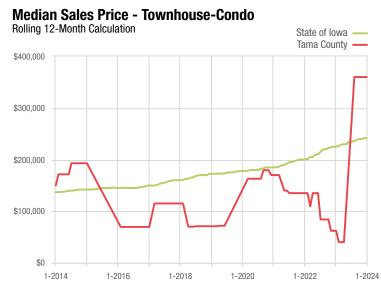
Tama County

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	12	7	- 41.7%	12	7	- 41.7%		
Pending Sales	7	17	+ 142.9%	7	17	+ 142.9%		
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%		
Days on Market Until Sale	37	37	0.0%	37	37	0.0%		
Median Sales Price*	\$110,500	\$140,500	+ 27.1%	\$110,500	\$140,500	+ 27.1%		
Average Sales Price*	\$104,750	\$144,938	+ 38.4%	\$104,750	\$144,938	+ 38.4%		
Percent of List Price Received*	95.2%	91.0%	- 4.4%	95.2%	91.0%	- 4.4%		
Inventory of Homes for Sale	26	22	- 15.4%		_	_		
Months Supply of Inventory	2.1	1.7	- 19.0%		_	_		

Townhouse-Condo	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	0	0	0.0%	0	0	0.0%	
Pending Sales	0	0	0.0%	0	0	0.0%	
Closed Sales	0	0	0.0%	0	0	0.0%	
Days on Market Until Sale	_	_			_	_	
Median Sales Price*	_	_			_	_	
Average Sales Price*	_	_			_	_	
Percent of List Price Received*	_	_			_	_	
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.





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.