

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	16	11	- 31.3%	136	131	- 3.7%
Pending Sales	15	12	- 20.0%	121	113	- 6.6%
Closed Sales	10	14	+ 40.0%	107	96	- 10.3%
Days on Market Until Sale	10	44	+ 340.0%	38	46	+ 21.1%
Median Sales Price*	\$120,000	\$178,500	+ 48.8%	\$134,950	\$147,950	+ 9.6%
Average Sales Price*	\$133,300	\$205,143	+ 53.9%	\$152,163	\$171,751	+ 12.9%
Percent of List Price Received*	97.0%	91.7%	- 5.5%	96.1%	95.1%	- 1.0%
Inventory of Homes for Sale	24	38	+ 58.3%	—	—	—
Months Supply of Inventory	1.9	3.2	+ 68.4%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	1	—	1	3	+ 200.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	4	131	+ 3,175.0%
Median Sales Price*	—	—	—	\$360,000	\$177,500	- 50.7%
Average Sales Price*	—	—	—	\$360,000	\$177,500	- 50.7%
Percent of List Price Received*	—	—	—	96.0%	93.5%	- 2.6%
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.

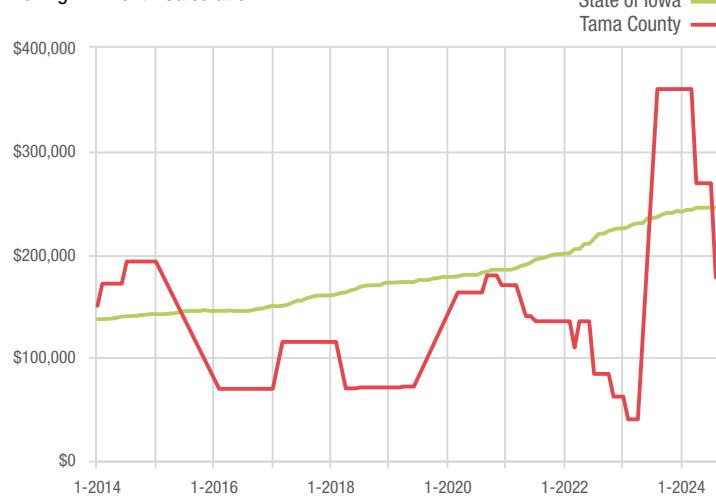
Median Sales Price - Single-Family Detached

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.