

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Greater Mason City Board of REALTORS®

Includes Mason City and Surrounding Area

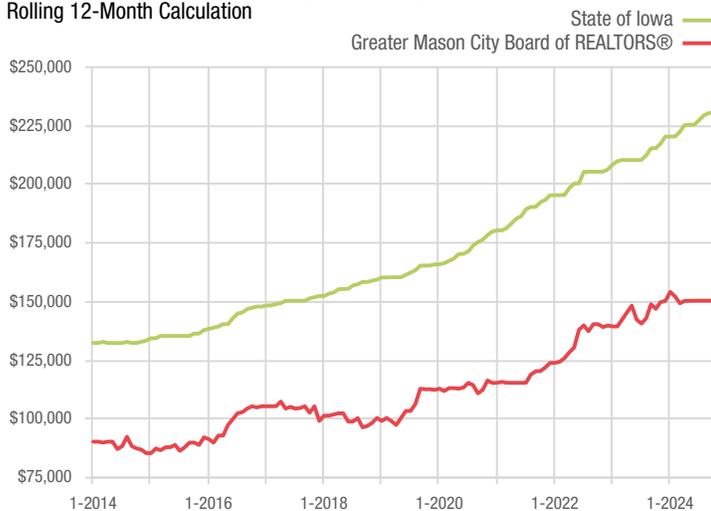
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	60	<b>61</b>	+ 1.7%	492	<b>530</b>	+ 7.7%
Pending Sales	54	<b>20</b>	- 63.0%	461	<b>444</b>	- 3.7%
Closed Sales	46	<b>43</b>	- 6.5%	424	<b>435</b>	+ 2.6%
Days on Market Until Sale	41	<b>51</b>	+ 24.4%	58	<b>66</b>	+ 13.8%
Median Sales Price*	\$149,950	<b>\$137,500</b>	- 8.3%	\$150,000	<b>\$150,000</b>	0.0%
Average Sales Price*	\$193,424	<b>\$170,934</b>	- 11.6%	\$181,446	<b>\$182,754</b>	+ 0.7%
Percent of List Price Received*	97.7%	<b>97.1%</b>	- 0.6%	98.2%	<b>97.0%</b>	- 1.2%
Inventory of Homes for Sale	77	<b>132</b>	+ 71.4%	—	—	—
Months Supply of Inventory	1.8	<b>3.3</b>	+ 83.3%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	4	<b>0</b>	- 100.0%	23	<b>14</b>	- 39.1%
Pending Sales	2	<b>2</b>	0.0%	20	<b>15</b>	- 25.0%
Closed Sales	2	<b>1</b>	- 50.0%	20	<b>14</b>	- 30.0%
Days on Market Until Sale	97	<b>43</b>	- 55.7%	83	<b>91</b>	+ 9.6%
Median Sales Price*	\$337,000	<b>\$151,900</b>	- 54.9%	\$233,750	<b>\$211,618</b>	- 9.5%
Average Sales Price*	\$337,000	<b>\$151,900</b>	- 54.9%	\$226,520	<b>\$214,510</b>	- 5.3%
Percent of List Price Received*	91.6%	<b>95.2%</b>	+ 3.9%	97.8%	<b>98.7%</b>	+ 0.9%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	—	—	—
Months Supply of Inventory	2.7	<b>1.4</b>	- 48.1%	—	—	—

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

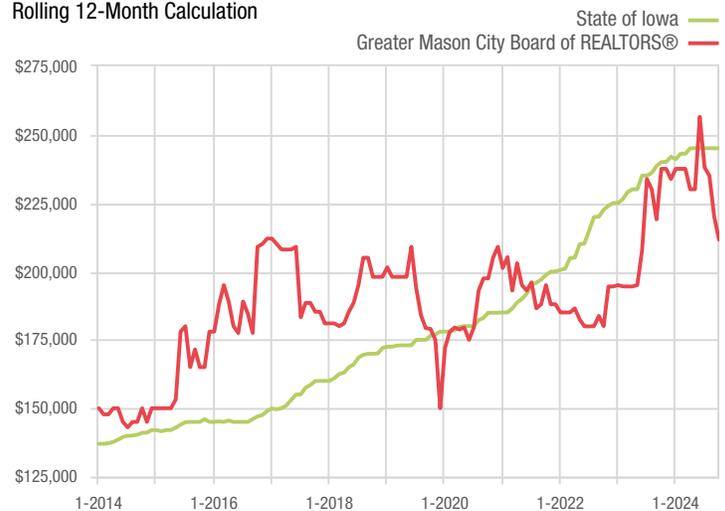
### Median Sales Price - Single-Family Detached

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.