

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Tama County

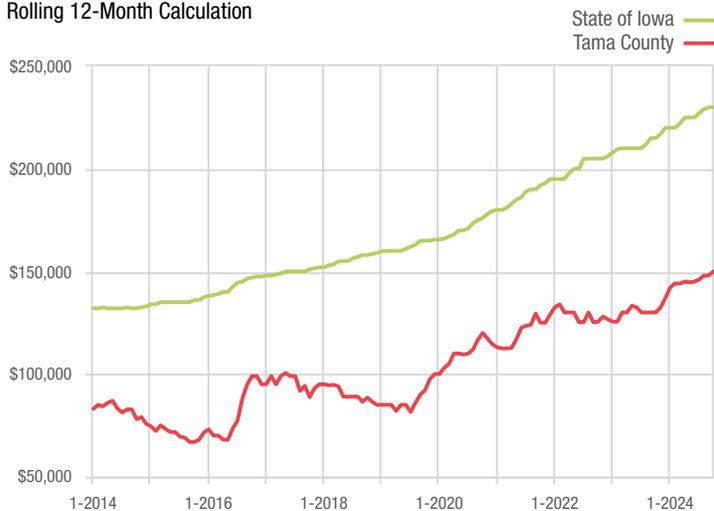
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	22	16	- 27.3%	158	147	- 7.0%
Pending Sales	15	10	- 33.3%	136	122	- 10.3%
Closed Sales	13	14	+ 7.7%	120	111	- 7.5%
Days on Market Until Sale	23	39	+ 69.6%	36	45	+ 25.0%
Median Sales Price*	\$204,500	\$180,000	- 12.0%	\$135,000	\$150,000	+ 11.1%
Average Sales Price*	\$183,215	\$195,307	+ 6.6%	\$155,555	\$174,121	+ 11.9%
Percent of List Price Received*	94.4%	98.9%	+ 4.8%	95.9%	95.5%	- 0.4%
Inventory of Homes for Sale	26	42	+ 61.5%	—	—	—
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	0	0.0%	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.

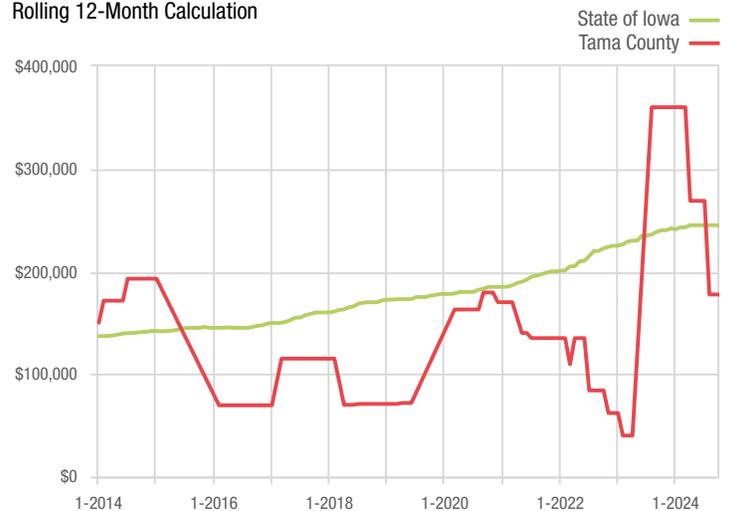
Median Sales Price - Single-Family Detached

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.