

Local Market Update for December 2023

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

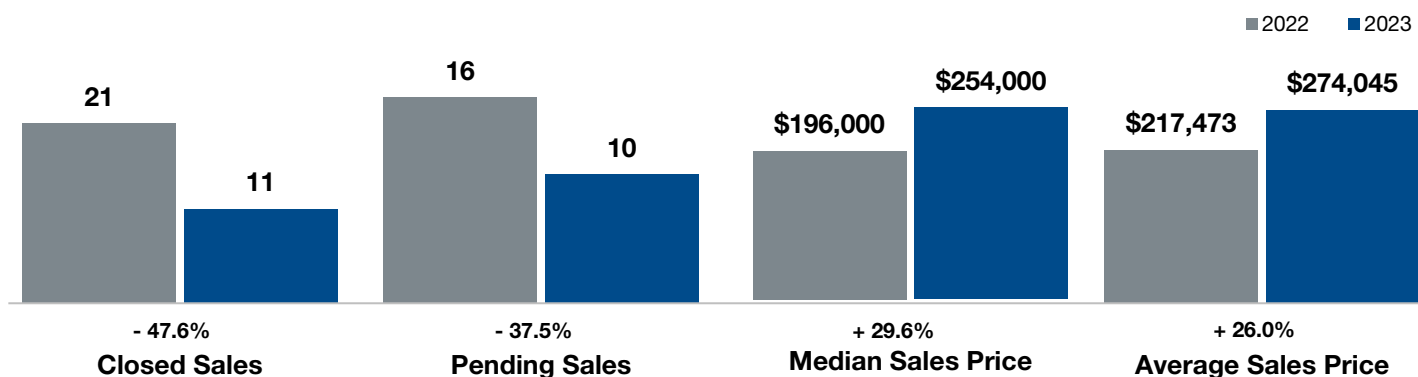


Marshall County

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	12	11	- 8.3%	379	352	- 7.1%
Closed Sales	21	11	- 47.6%	324	293	- 9.6%
Median Sales Price	\$196,000	\$254,000	+ 29.6%	\$189,450	\$230,000	+ 21.4%
Percent of Original List Price Received*	96.2%	91.6%	- 4.8%	97.5%	94.9%	- 2.7%
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--
Inventory of Homes for Sale	57	69	+ 21.1%	--	--	--

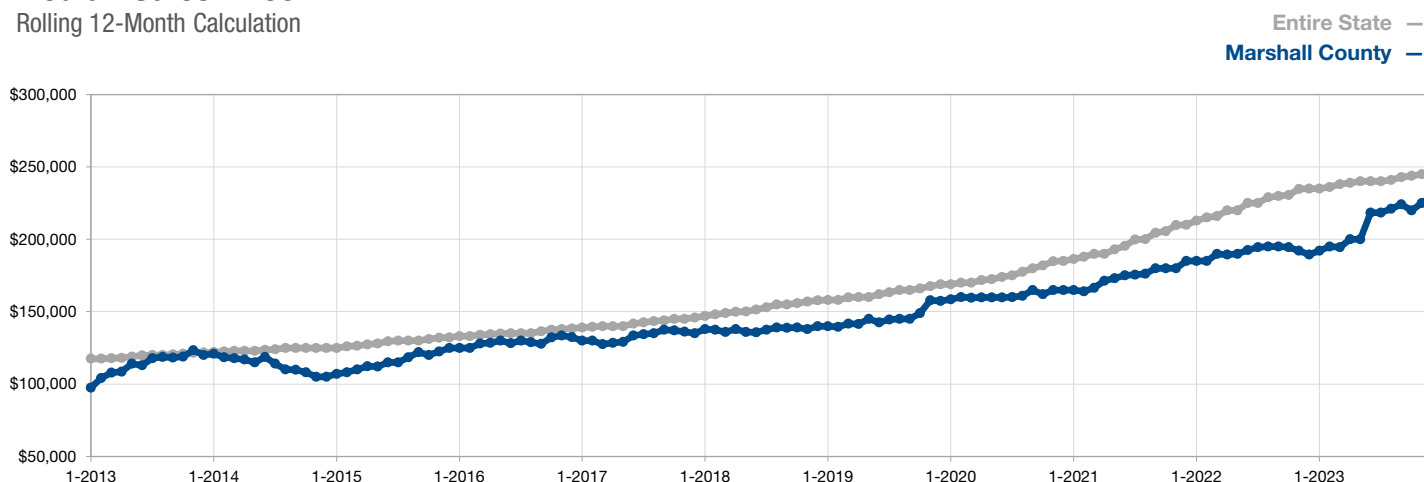
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

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.