

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Marshall County

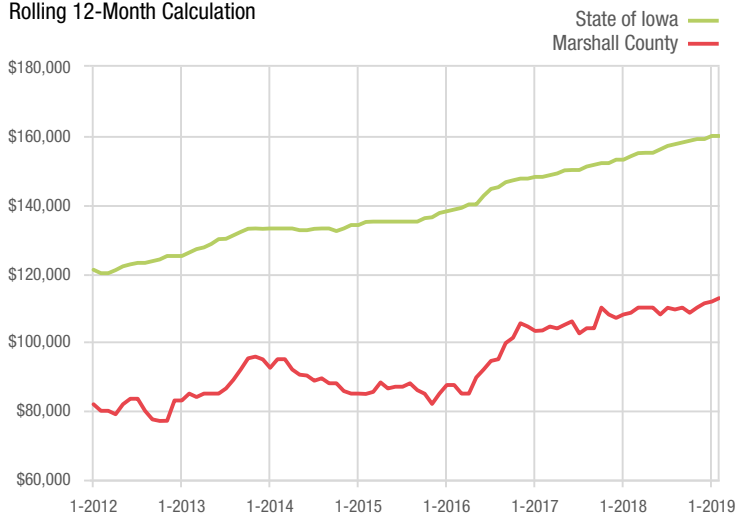
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	41	25	- 39.0%	67	54	- 19.4%
Pending Sales	35	27	- 22.9%	70	56	- 20.0%
Closed Sales	27	19	- 29.6%	46	46	0.0%
Days on Market Until Sale	64	65	+ 1.6%	53	67	+ 26.4%
Median Sales Price*	\$99,645	\$129,900	+ 30.4%	\$102,250	\$115,000	+ 12.5%
Average Sales Price*	\$110,858	\$129,668	+ 17.0%	\$109,444	\$127,888	+ 16.9%
Percent of List Price Received*	95.0%	96.6%	+ 1.7%	95.0%	95.7%	+ 0.7%
Inventory of Homes for Sale	70	88	+ 25.7%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	81	95	+ 17.3%	81	95	+ 17.3%
Median Sales Price*	\$191,000	\$131,750	- 31.0%	\$191,000	\$131,750	- 31.0%
Average Sales Price*	\$191,000	\$131,750	- 31.0%	\$191,000	\$131,750	- 31.0%
Percent of List Price Received*	97.9%	98.0%	+ 0.1%	97.9%	98.0%	+ 0.1%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

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

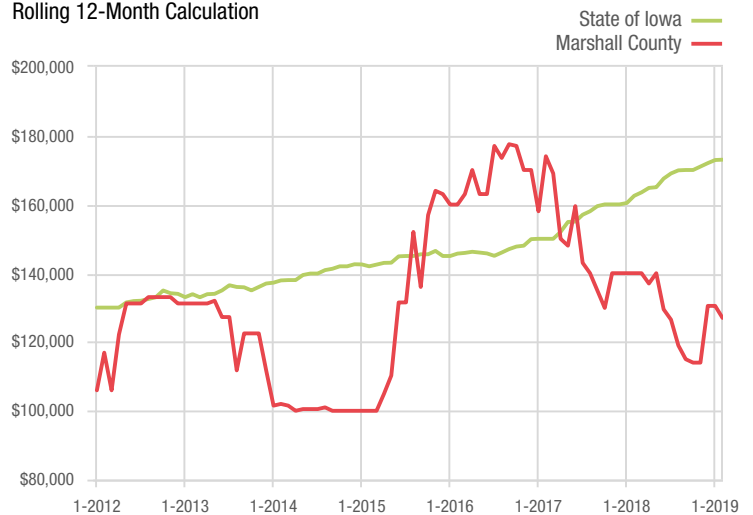
Median Sales Price - Single-Family Detached

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.