

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

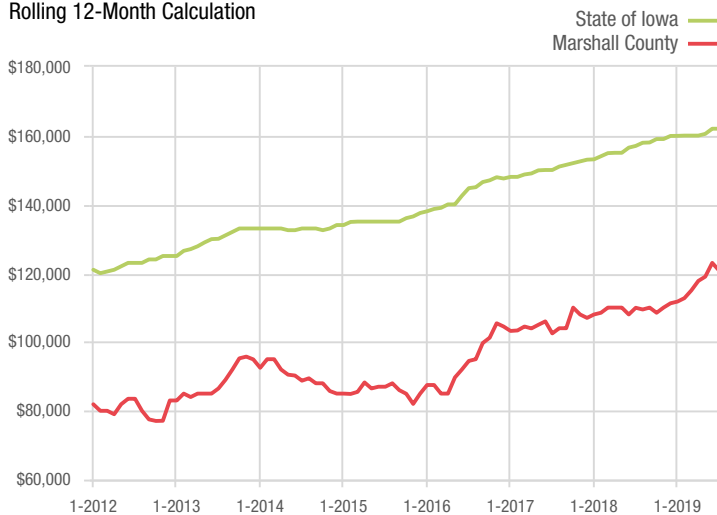
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	48	46	- 4.2%	336	310	- 7.7%
Pending Sales	38	46	+ 21.1%	282	310	+ 9.9%
Closed Sales	46	53	+ 15.2%	263	266	+ 1.1%
Days on Market Until Sale	31	38	+ 22.6%	43	51	+ 18.6%
Median Sales Price*	\$127,000	\$120,000	- 5.5%	\$105,000	\$122,500	+ 16.7%
Average Sales Price*	\$127,615	\$133,351	+ 4.5%	\$115,650	\$129,334	+ 11.8%
Percent of List Price Received*	96.4%	97.0%	+ 0.6%	95.9%	96.5%	+ 0.6%
Inventory of Homes for Sale	104	64	- 38.5%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	2	4	+ 100.0%	14	10	- 28.6%
Pending Sales	2	4	+ 100.0%	17	14	- 17.6%
Closed Sales	2	2	0.0%	15	10	- 33.3%
Days on Market Until Sale	171	1	- 99.4%	91	75	- 17.6%
Median Sales Price*	\$116,750	\$280,000	+ 139.8%	\$113,000	\$131,750	+ 16.6%
Average Sales Price*	\$116,750	\$280,000	+ 139.8%	\$136,047	\$174,800	+ 28.5%
Percent of List Price Received*	95.3%	100.1%	+ 5.0%	97.0%	95.9%	- 1.1%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.4	0.4	- 71.4%	—	—	—

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

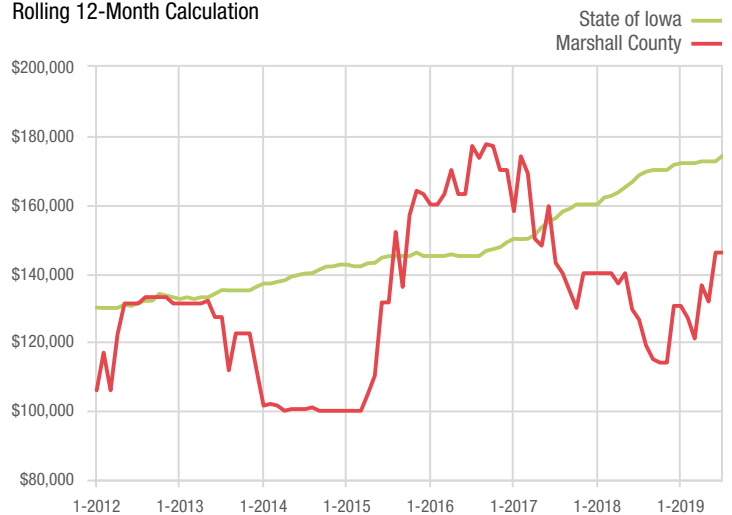
Median Sales Price - Single-Family Detached

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.