

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

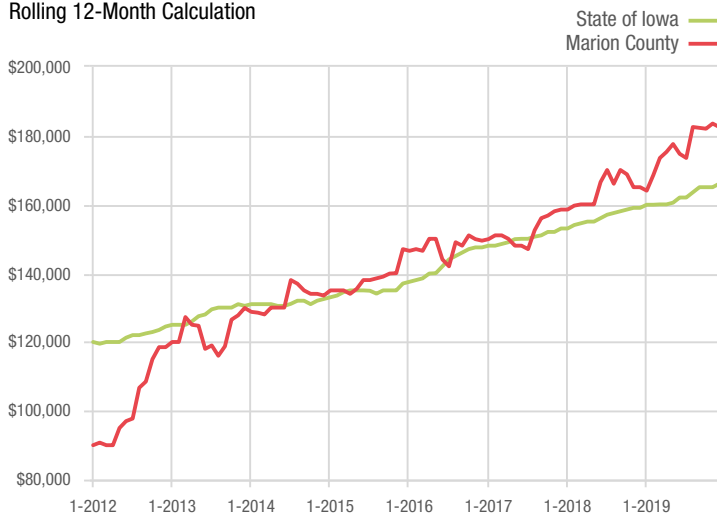
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	20	20	0.0%	530	598	+ 12.8%
Pending Sales	19	25	+ 31.6%	397	512	+ 29.0%
Closed Sales	27	28	+ 3.7%	406	506	+ 24.6%
Days on Market Until Sale	39	74	+ 89.7%	52	55	+ 5.8%
Median Sales Price*	\$182,250	\$149,000	- 18.2%	\$165,000	\$182,500	+ 10.6%
Average Sales Price*	\$180,922	\$177,518	- 1.9%	\$186,536	\$199,342	+ 6.9%
Percent of List Price Received*	97.8%	99.5%	+ 1.7%	96.6%	97.0%	+ 0.4%
Inventory of Homes for Sale	184	169	- 8.2%	—	—	—
Months Supply of Inventory	5.6	4.0	- 28.6%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	1	0.0%	13	24	+ 84.6%
Pending Sales	0	2	—	6	27	+ 350.0%
Closed Sales	0	2	—	6	27	+ 350.0%
Days on Market Until Sale	—	47	—	55	93	+ 69.1%
Median Sales Price*	—	\$285,500	—	\$200,500	\$160,000	- 20.2%
Average Sales Price*	—	\$285,500	—	\$191,417	\$193,941	+ 1.3%
Percent of List Price Received*	—	96.2%	—	97.9%	97.0%	- 0.9%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	4.7	1.5	- 68.1%	—	—	—

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

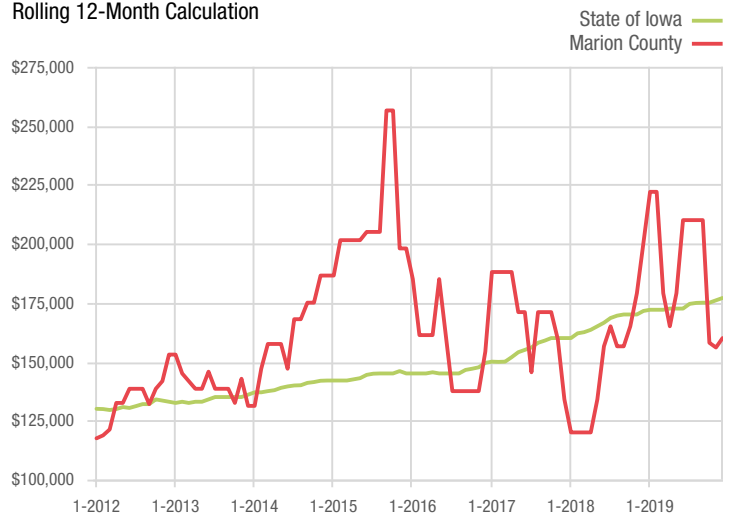
Median Sales Price - Single-Family Detached

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.