

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

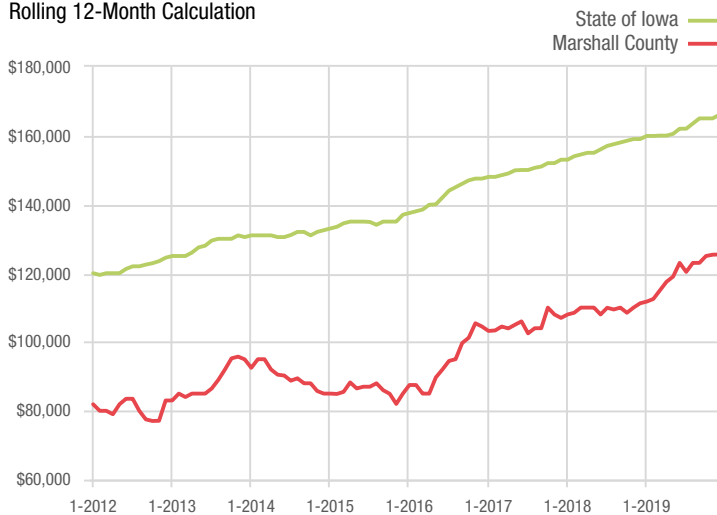
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	23	32	+ 39.1%	529	539	+ 1.9%
Pending Sales	25	21	- 16.0%	444	477	+ 7.4%
Closed Sales	30	34	+ 13.3%	442	469	+ 6.1%
Days on Market Until Sale	24	32	+ 33.3%	42	43	+ 2.4%
Median Sales Price*	\$121,450	\$121,500	+ 0.0%	\$111,250	\$125,450	+ 12.8%
Average Sales Price*	\$144,389	\$131,693	- 8.8%	\$122,280	\$135,854	+ 11.1%
Percent of List Price Received*	95.6%	96.7%	+ 1.2%	95.8%	96.7%	+ 0.9%
Inventory of Homes for Sale	101	90	- 10.9%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	25	22	- 12.0%
Pending Sales	2	0	- 100.0%	21	20	- 4.8%
Closed Sales	1	1	0.0%	20	19	- 5.0%
Days on Market Until Sale	116	53	- 54.3%	76	55	- 27.6%
Median Sales Price*	\$146,000	\$242,500	+ 66.1%	\$130,500	\$130,000	- 0.4%
Average Sales Price*	\$146,000	\$242,500	+ 66.1%	\$140,785	\$163,205	+ 15.9%
Percent of List Price Received*	97.4%	95.1%	- 2.4%	97.2%	96.4%	- 0.8%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

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

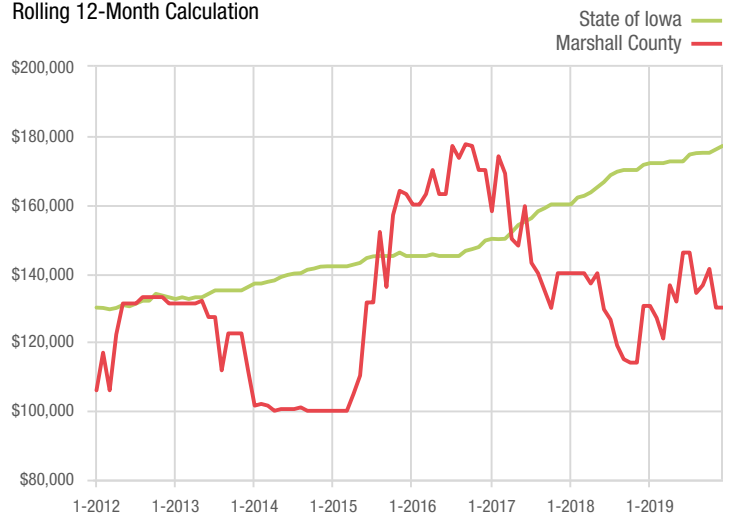
Median Sales Price - Single-Family Detached

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.