

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

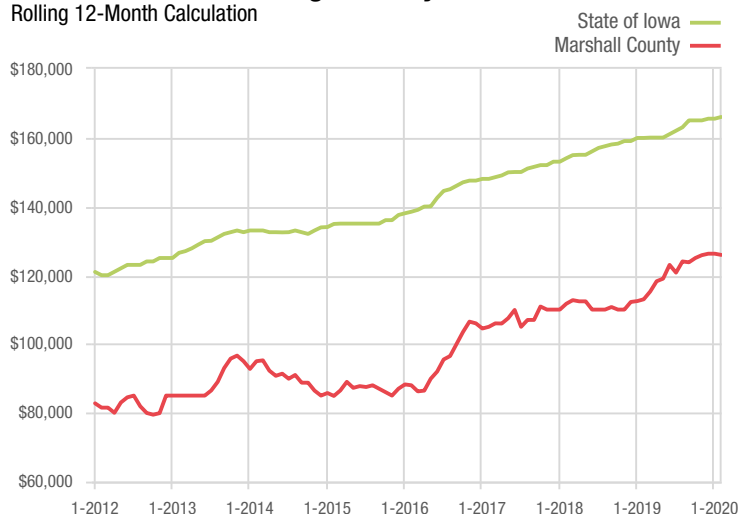
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	26	36	+ 38.5%	56	61	+ 8.9%
Pending Sales	27	30	+ 11.1%	58	60	+ 3.4%
Closed Sales	23	20	- 13.0%	50	43	- 14.0%
Days on Market Until Sale	71	50	- 29.6%	73	58	- 20.5%
Median Sales Price*	\$129,900	\$123,450	- 5.0%	\$116,250	\$104,900	- 9.8%
Average Sales Price*	\$133,222	\$124,480	- 6.6%	\$129,665	\$111,070	- 14.3%
Percent of List Price Received*	97.0%	94.0%	- 3.1%	96.0%	94.1%	- 2.0%
Inventory of Homes for Sale	94	87	- 7.4%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	1	—	0	2	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	26	—	—	26	—
Median Sales Price*	—	\$159,900	—	—	\$159,900	—
Average Sales Price*	—	\$159,900	—	—	\$159,900	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

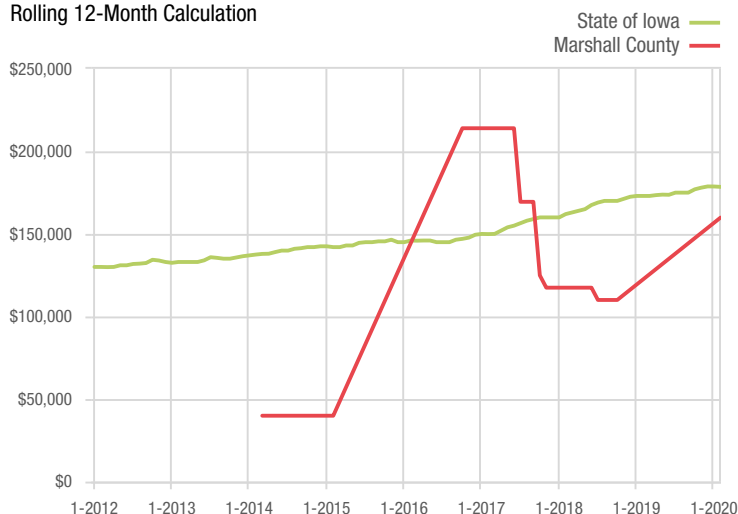
Median Sales Price - Single-Family Detached

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.