

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

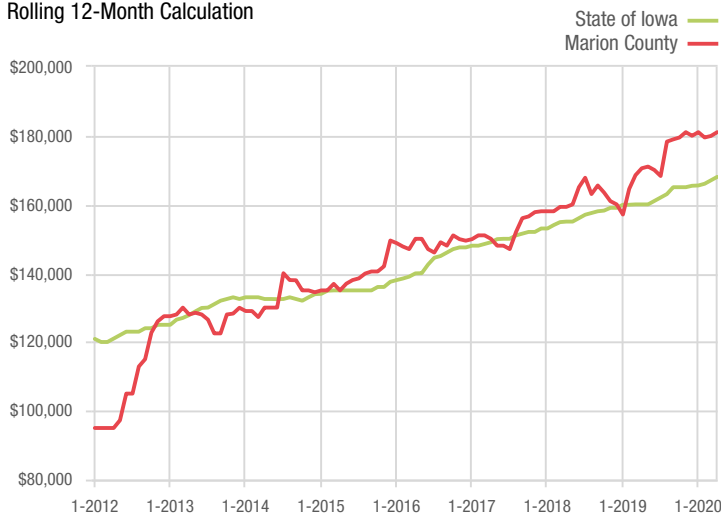
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	55	35	- 36.4%	163	139	- 14.7%
Pending Sales	40	41	+ 2.5%	109	104	- 4.6%
Closed Sales	43	33	- 23.3%	99	100	+ 1.0%
Days on Market Until Sale	61	57	- 6.6%	74	54	- 27.0%
Median Sales Price*	\$165,500	\$208,750	+ 26.1%	\$171,000	\$175,000	+ 2.3%
Average Sales Price*	\$185,917	\$218,771	+ 17.7%	\$195,255	\$196,598	+ 0.7%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	96.8%	97.0%	+ 0.2%
Inventory of Homes for Sale	140	115	- 17.9%	—	—	—
Months Supply of Inventory	4.4	3.1	- 29.5%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	6	3	- 50.0%	11	6	- 45.5%
Pending Sales	5	1	- 80.0%	9	1	- 88.9%
Closed Sales	4	1	- 75.0%	6	1	- 83.3%
Days on Market Until Sale	107	47	- 56.1%	75	47	- 37.3%
Median Sales Price*	\$121,750	\$85,000	- 30.2%	\$121,750	\$85,000	- 30.2%
Average Sales Price*	\$169,875	\$85,000	- 50.0%	\$151,000	\$85,000	- 43.7%
Percent of List Price Received*	95.3%	95.5%	+ 0.2%	96.3%	95.5%	- 0.8%
Inventory of Homes for Sale	9	10	+ 11.1%	—	—	—
Months Supply of Inventory	3.9	4.4	+ 12.8%	—	—	—

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

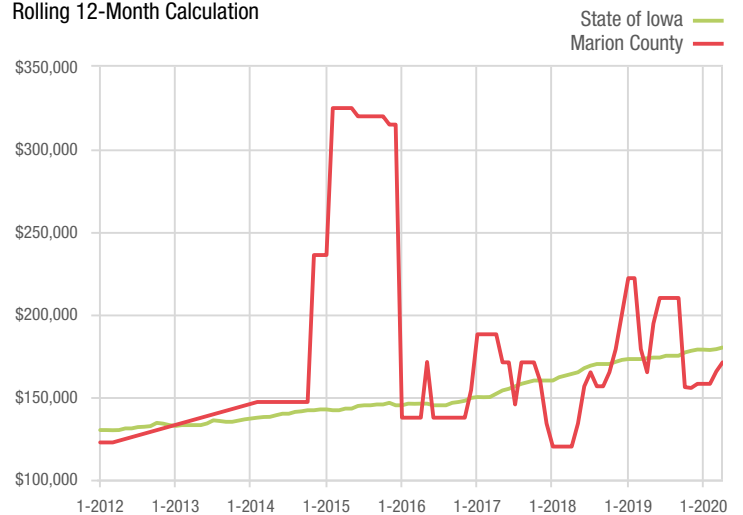
Median Sales Price - Single-Family Detached

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.