

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

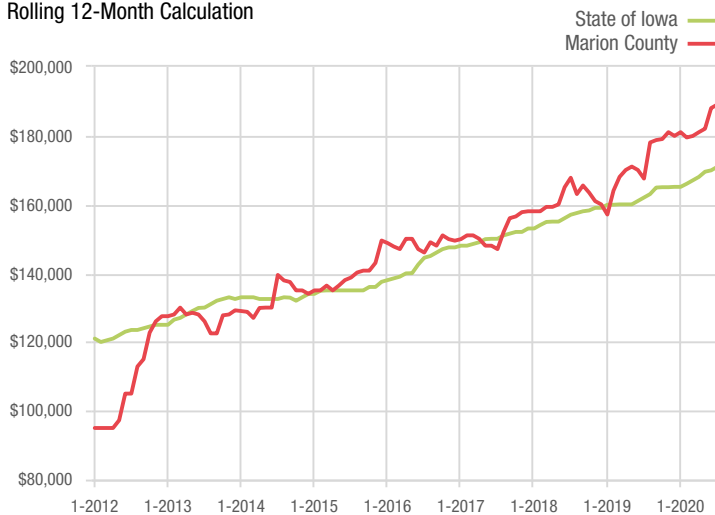
Single-Family Detached	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	65	68	+ 4.6%	335	293	- 12.5%
Pending Sales	45	47	+ 4.4%	245	238	- 2.9%
Closed Sales	38	48	+ 26.3%	239	240	+ 0.4%
Days on Market Until Sale	27	69	+ 155.6%	54	59	+ 9.3%
Median Sales Price*	\$171,750	\$167,238	- 2.6%	\$178,000	\$199,000	+ 11.8%
Average Sales Price*	\$179,547	\$217,320	+ 21.0%	\$190,509	\$218,147	+ 14.5%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	96.9%	97.1%	+ 0.2%
Inventory of Homes for Sale	152	121	- 20.4%	—	—	—
Months Supply of Inventory	4.6	3.3	- 28.3%	—	—	—

Townhouse-Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	3	+ 50.0%	16	16	0.0%
Pending Sales	0	3	—	16	11	- 31.3%
Closed Sales	0	4	—	16	7	- 56.3%
Days on Market Until Sale	—	25	—	52	109	+ 109.6%
Median Sales Price*	—	\$173,500	—	\$185,000	\$177,000	- 4.3%
Average Sales Price*	—	\$195,475	—	\$191,688	\$194,129	+ 1.3%
Percent of List Price Received*	—	95.7%	—	97.4%	96.3%	- 1.1%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

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

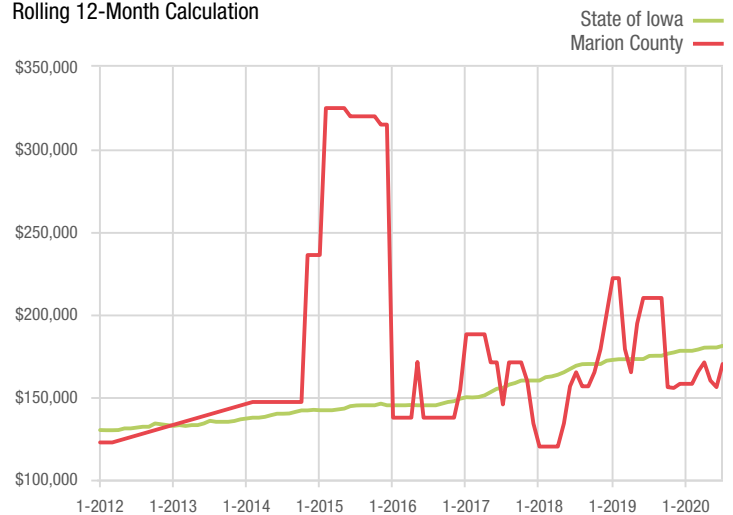
Median Sales Price - Single-Family Detached

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.