

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Marshall County

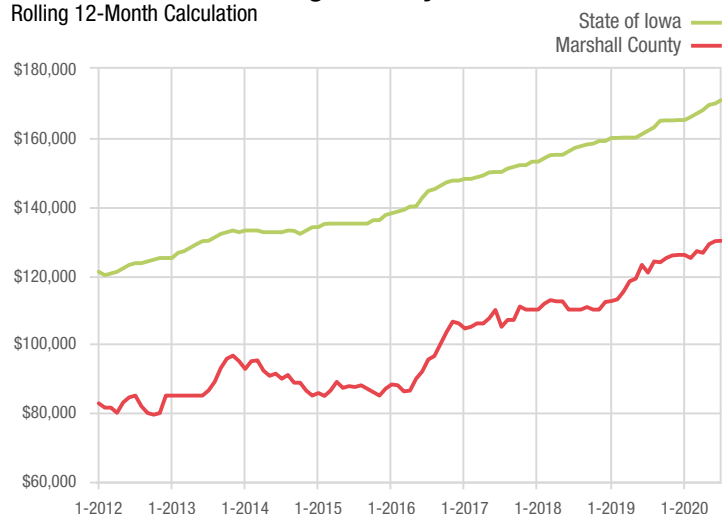
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	49	68	+ 38.8%	322	306	- 5.0%
Pending Sales	49	65	+ 32.7%	326	303	- 7.1%
Closed Sales	55	50	- 9.1%	280	240	- 14.3%
Days on Market Until Sale	38	34	- 10.5%	56	51	- 8.9%
Median Sales Price*	\$120,000	\$138,000	+ 15.0%	\$122,500	\$129,950	+ 6.1%
Average Sales Price*	\$138,684	\$148,041	+ 6.7%	\$130,860	\$139,845	+ 6.9%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	96.6%	96.2%	- 0.4%
Inventory of Homes for Sale	66	66	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	0	0.0%	0	5	—
Days on Market Until Sale	—	—	—	—	83	—
Median Sales Price*	—	—	—	—	\$159,900	—
Average Sales Price*	—	—	—	—	\$191,200	—
Percent of List Price Received*	—	—	—	—	96.7%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

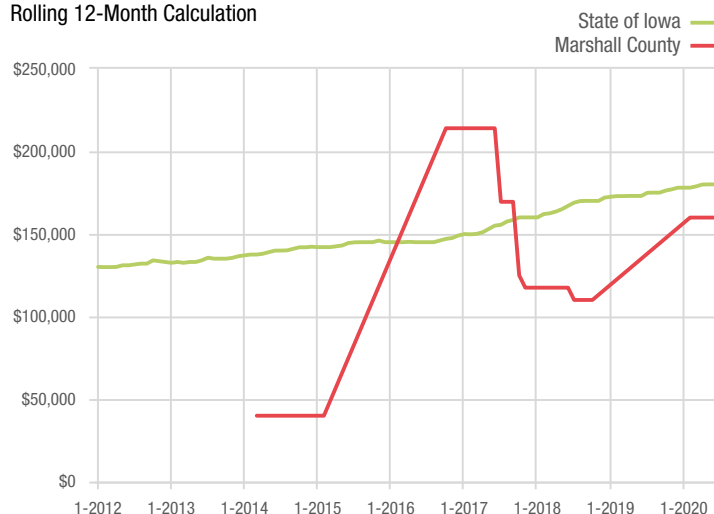
### Median Sales Price - Single-Family Detached

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.