

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

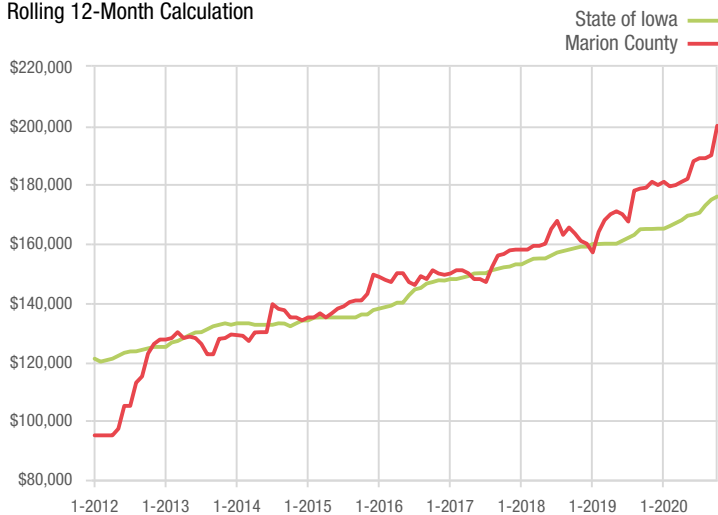
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	52	37	- 28.8%	473	442	- 6.6%
Pending Sales	34	58	+ 70.6%	372	386	+ 3.8%
Closed Sales	39	50	+ 28.2%	372	376	+ 1.1%
Days on Market Until Sale	47	31	- 34.0%	50	49	- 2.0%
Median Sales Price*	\$175,000	\$230,000	+ 31.4%	\$181,500	\$209,000	+ 15.2%
Average Sales Price*	\$182,767	\$228,499	+ 25.0%	\$194,763	\$223,496	+ 14.8%
Percent of List Price Received*	95.8%	97.6%	+ 1.9%	96.8%	97.2%	+ 0.4%
Inventory of Homes for Sale	135	107	- 20.7%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	3	3	0.0%	20	18	- 10.0%
Pending Sales	2	0	- 100.0%	22	12	- 45.5%
Closed Sales	4	0	- 100.0%	22	8	- 63.6%
Days on Market Until Sale	127	—	—	76	115	+ 51.3%
Median Sales Price*	\$142,000	—	—	\$155,500	\$182,000	+ 17.0%
Average Sales Price*	\$132,425	—	—	\$180,782	\$197,988	+ 9.5%
Percent of List Price Received*	97.2%	—	—	97.2%	96.0%	- 1.2%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.8	3.4	+ 88.9%	—	—	—

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

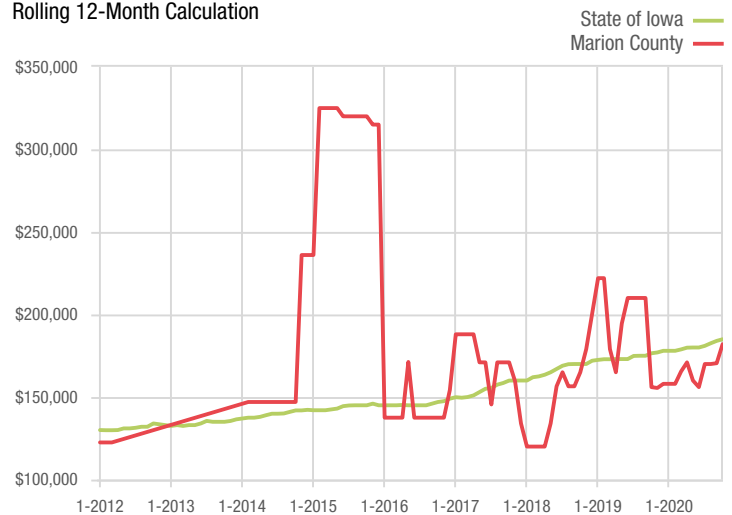
Median Sales Price - Single-Family Detached

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.