

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

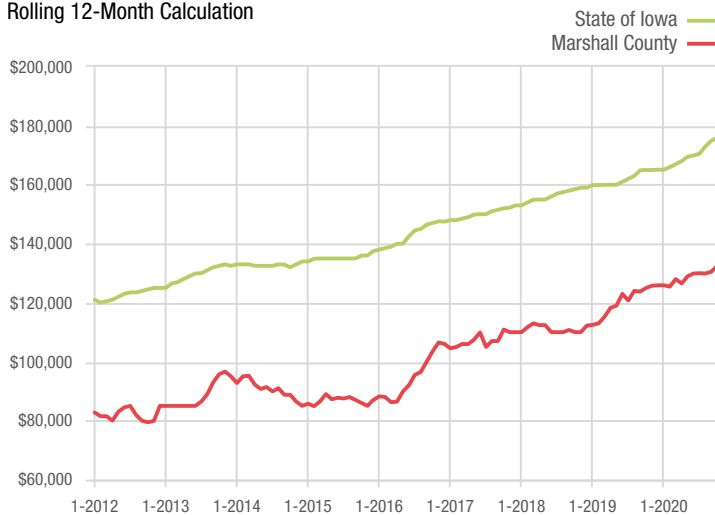
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	60	36	- 40.0%	497	433	- 12.9%
Pending Sales	31	46	+ 48.4%	445	433	- 2.7%
Closed Sales	58	38	- 34.5%	429	377	- 12.1%
Days on Market Until Sale	31	27	- 12.9%	48	46	- 4.2%
Median Sales Price*	\$134,000	\$159,900	+ 19.3%	\$125,900	\$134,000	+ 6.4%
Average Sales Price*	\$143,664	\$161,422	+ 12.4%	\$135,591	\$144,798	+ 6.8%
Percent of List Price Received*	98.0%	98.8%	+ 0.8%	96.7%	97.0%	+ 0.3%
Inventory of Homes for Sale	104	41	- 60.6%	—	—	—
Months Supply of Inventory	2.5	1.0	- 60.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	1	0	- 100.0%	3	7	+ 133.3%
Pending Sales	1	1	0.0%	2	8	+ 300.0%
Closed Sales	0	2	—	0	8	—
Days on Market Until Sale	—	8	—	—	71	—
Median Sales Price*	—	\$213,250	—	—	\$170,700	—
Average Sales Price*	—	\$213,250	—	—	\$202,800	—
Percent of List Price Received*	—	95.8%	—	—	96.9%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

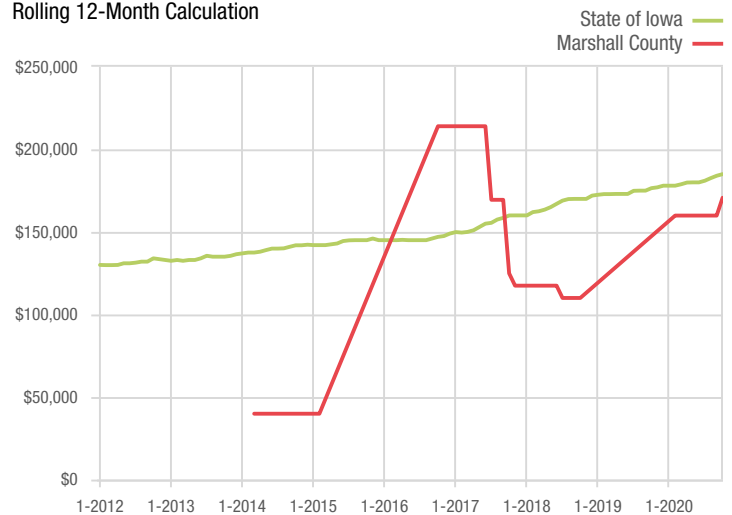
Median Sales Price - Single-Family Detached

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.