

# Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Marshall County

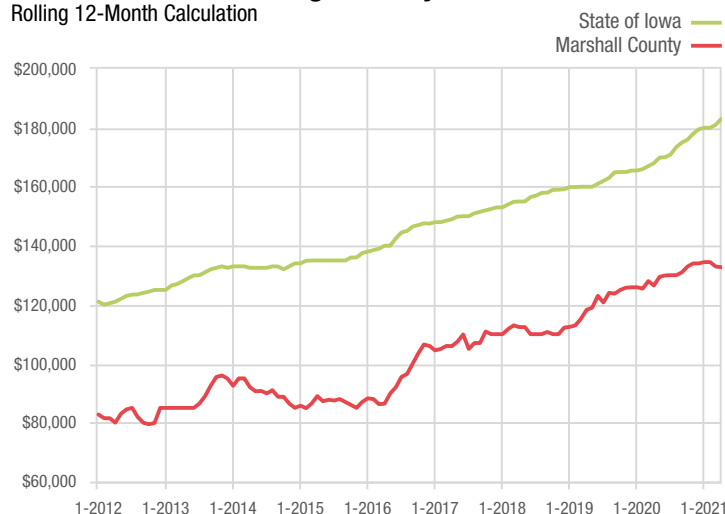
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	42	57	+ 35.7%	145	145	0.0%
Pending Sales	47	50	+ 6.4%	144	137	- 4.9%
Closed Sales	35	33	- 5.7%	105	96	- 8.6%
Days on Market Until Sale	65	40	- 38.5%	62	38	- 38.7%
Median Sales Price*	\$123,000	\$118,000	- 4.1%	\$119,900	\$120,000	+ 0.1%
Average Sales Price*	\$146,949	\$140,603	- 4.3%	\$133,048	\$137,837	+ 3.6%
Percent of List Price Received*	96.4%	96.5%	+ 0.1%	95.6%	96.3%	+ 0.7%
Inventory of Homes for Sale	76	34	- 55.3%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	5	+ 400.0%	3	6	+ 100.0%
Pending Sales	2	2	0.0%	3	3	0.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	5	—	26	104	+ 300.0%
Median Sales Price*	—	\$170,000	—	\$159,900	\$266,663	+ 66.8%
Average Sales Price*	—	\$170,000	—	\$159,900	\$278,221	+ 74.0%
Percent of List Price Received*	—	100.1%	—	100.0%	104.5%	+ 4.5%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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

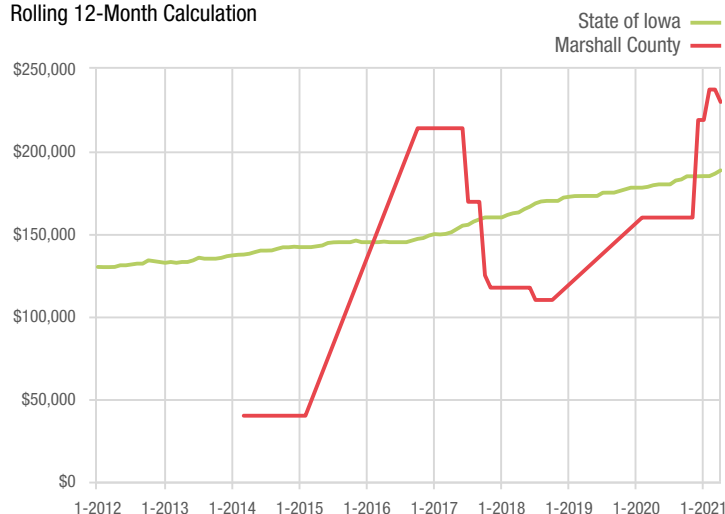
### Median Sales Price - Single-Family Detached

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.