Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®

**Iowa Association of REALTORS®**

Marion County

Single-Family Detached

Key Metrics	May 2020	May 2021	May % Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Year to Date % Change
New Listings	44	47	+ 6.8%	185	228	+ 23.2%
Pending Sales	39	33	- 15.4%	142	148	+ 4.2%
Closed Sales	42	31	- 26.2%	144	151	+ 4.9%
Days on Market Until Sale	47	38	- 19.1%	52	39	- 25.0%
Median Sales Price*	$228,500	$231,490	+ 1.3%	$189,000	$195,000	+ 3.2%
Average Sales Price*	$254,162	$253,849	- 0.1%	$211,874	$222,766	+ 5.1%
Percent of List Price Received*	96.8%	101.4%	+ 4.8%	96.9%	97.9%	+ 1.0%
Inventory of Homes for Sale	120	126	+ 5.0%	—	—	—
Months Supply of Inventory	3.3	3.2	- 3.0%	—	—	—

Townhouse-Condo

Key Metrics	May 2020	May 2021	May % Change	Year to Date Thru 5-2020	Year to Date Thru 5-2021	Year to Date % Change
New Listings	0	1	—	6	6	0.0%
Pending Sales	2	3	+ 50.0%	3	11	+ 266.7%
Closed Sales	2	2	0.0%	3	10	+ 233.3%
Days on Market Until Sale	308	134	- 56.5%	221	78	- 64.7%
Median Sales Price*	$246,000	$295,000	+ 19.9%	$187,000	$182,800	- 2.2%
Average Sales Price*	$246,000	$295,000	+ 19.9%	$192,333	$180,560	- 6.1%
Percent of List Price Received*	97.7%	96.9%	- 0.8%	96.9%	97.8%	+ 0.9%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.9	2.7	- 6.9%	—	—	—

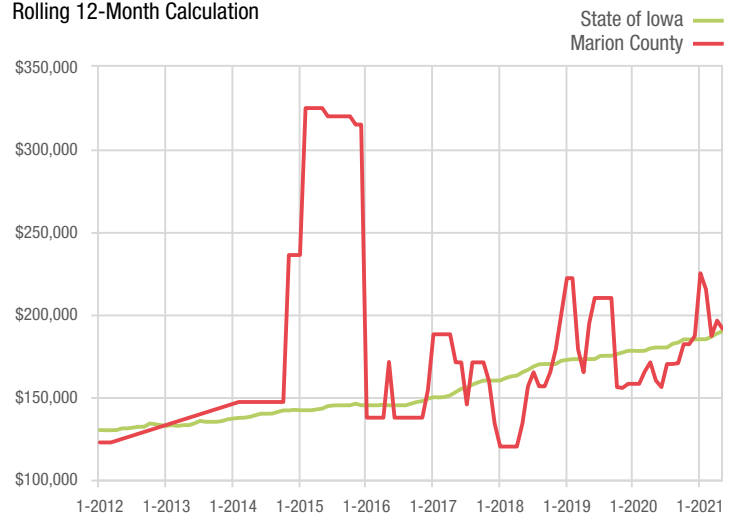* Does not account for seller concessions; % Change may be extreme due to small sample size.

Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

State of Iowa —
Marion County —
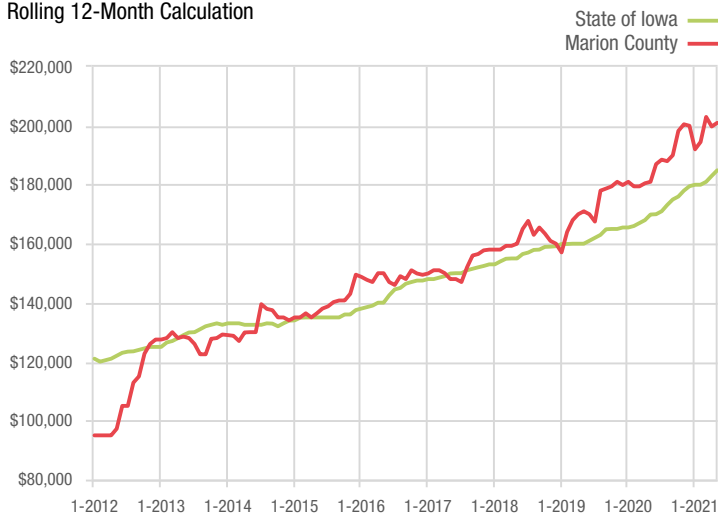
Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

State of Iowa —
Marion County —

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.