

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

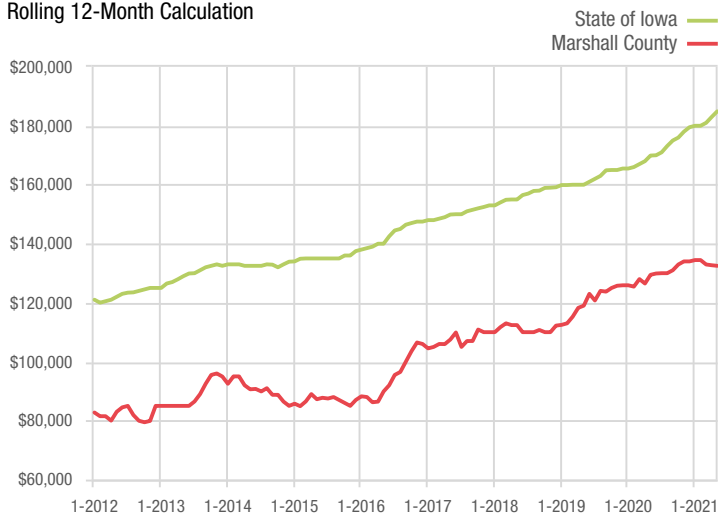
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	37	50	+ 35.1%	182	195	+ 7.1%
Pending Sales	39	46	+ 17.9%	183	181	- 1.1%
Closed Sales	40	29	- 27.5%	145	125	- 13.8%
Days on Market Until Sale	54	25	- 53.7%	60	35	- 41.7%
Median Sales Price*	\$143,450	\$137,000	- 4.5%	\$128,000	\$124,900	- 2.4%
Average Sales Price*	\$161,402	\$146,734	- 9.1%	\$140,870	\$139,901	- 0.7%
Percent of List Price Received*	95.8%	101.0%	+ 5.4%	95.6%	97.4%	+ 1.9%
Inventory of Homes for Sale	68	37	- 45.6%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	3	—	3	9	+ 200.0%
Pending Sales	0	4	—	3	7	+ 133.3%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	26	104	+ 300.0%
Median Sales Price*	—	—	—	\$159,900	\$266,663	+ 66.8%
Average Sales Price*	—	—	—	\$159,900	\$278,221	+ 74.0%
Percent of List Price Received*	—	—	—	100.0%	104.5%	+ 4.5%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.8	—	—	—	—

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

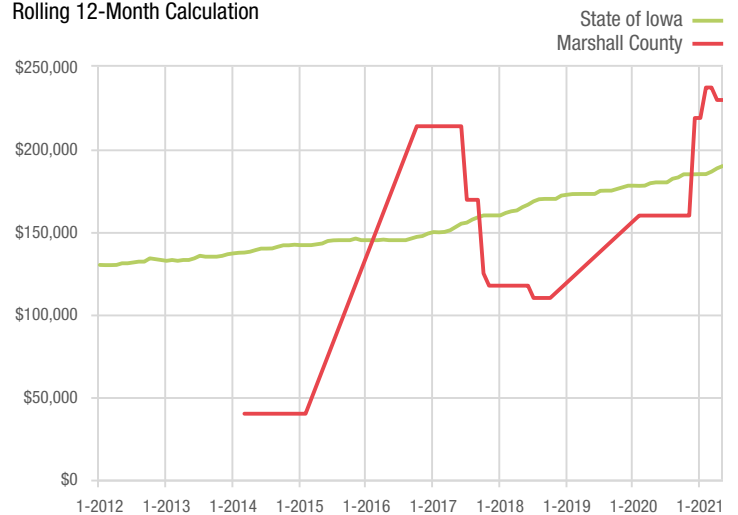
Median Sales Price - Single-Family Detached

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.