

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

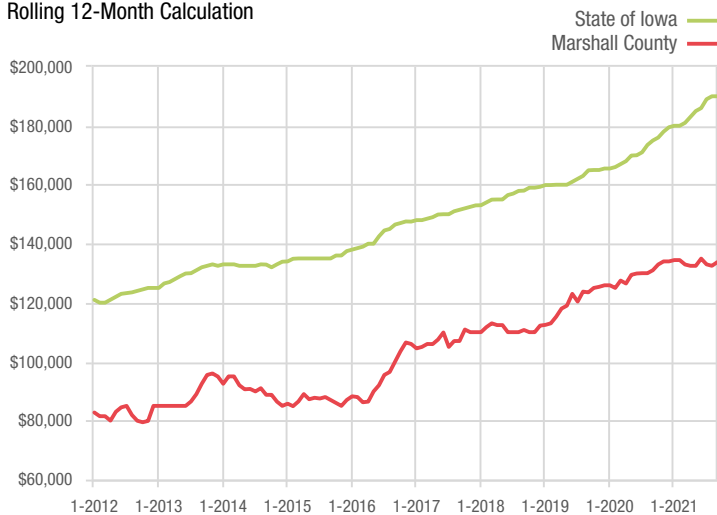
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	45	56	+ 24.4%	400	417	+ 4.3%
Pending Sales	44	47	+ 6.8%	386	376	- 2.6%
Closed Sales	55	38	- 30.9%	345	324	- 6.1%
Days on Market Until Sale	26	22	- 15.4%	49	24	- 51.0%
Median Sales Price*	\$136,750	\$159,500	+ 16.6%	\$132,000	\$132,000	0.0%
Average Sales Price*	\$150,862	\$167,171	+ 10.8%	\$143,764	\$147,956	+ 2.9%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	96.9%	98.4%	+ 1.5%
Inventory of Homes for Sale	58	52	- 10.3%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	1	1	0.0%	6	14	+ 133.3%
Pending Sales	1	2	+ 100.0%	5	12	+ 140.0%
Closed Sales	0	0	0.0%	3	12	+ 300.0%
Days on Market Until Sale	—	—	—	75	54	- 28.0%
Median Sales Price*	—	—	—	\$159,900	\$246,150	+ 53.9%
Average Sales Price*	—	—	—	\$136,267	\$230,980	+ 69.5%
Percent of List Price Received*	—	—	—	96.9%	100.9%	+ 4.1%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

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

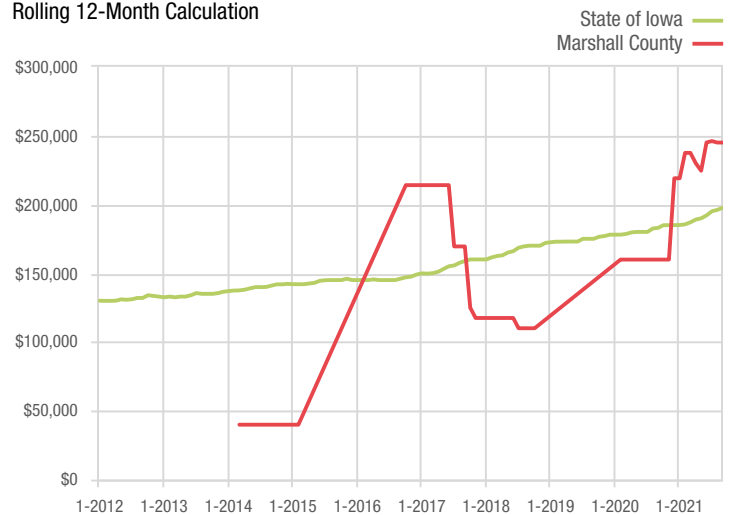
Median Sales Price - Single-Family Detached

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.