

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Marion County

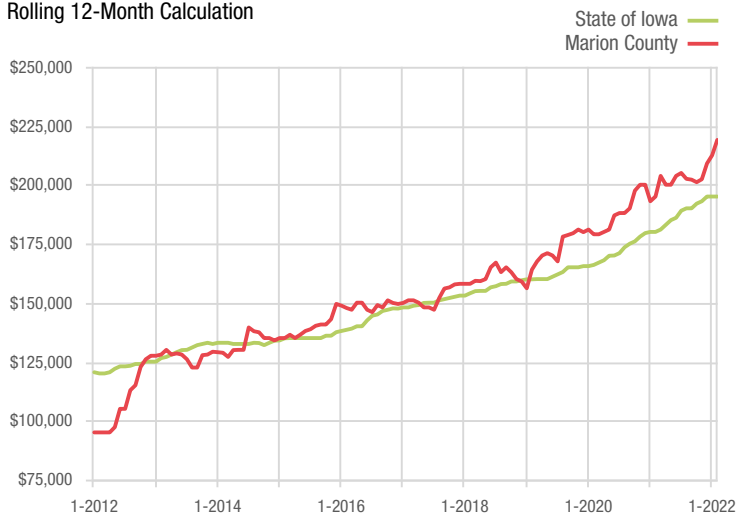
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	46	36	- 21.7%	80	63	- 21.3%
Pending Sales	22	21	- 4.5%	42	49	+ 16.7%
Closed Sales	23	25	+ 8.7%	53	58	+ 9.4%
Days on Market Until Sale	41	33	- 19.5%	38	29	- 23.7%
Median Sales Price*	\$172,800	<b>\$233,202</b>	+ 35.0%	\$169,000	<b>\$217,500</b>	+ 28.7%
Average Sales Price*	\$203,558	<b>\$246,938</b>	+ 21.3%	\$191,850	<b>\$249,867</b>	+ 30.2%
Percent of List Price Received*	97.1%	<b>97.3%</b>	+ 0.2%	95.9%	<b>98.7%</b>	+ 2.9%
Inventory of Homes for Sale	115	89	- 22.6%	—	—	—
Months Supply of Inventory	2.9	2.3	- 20.7%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	2	—	1	2	+ 100.0%
Pending Sales	1	2	+ 100.0%	3	2	- 33.3%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Days on Market Until Sale	26	451	+ 1,634.6%	19	451	+ 2,273.7%
Median Sales Price*	\$205,600	<b>\$477,500</b>	+ 132.2%	\$225,000	<b>\$477,500</b>	+ 112.2%
Average Sales Price*	\$205,600	<b>\$477,500</b>	+ 132.2%	\$230,533	<b>\$477,500</b>	+ 107.1%
Percent of List Price Received*	98.4%	<b>99.4%</b>	+ 1.0%	96.9%	<b>99.4%</b>	+ 2.6%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	5.0	0.8	- 84.0%	—	—	—

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

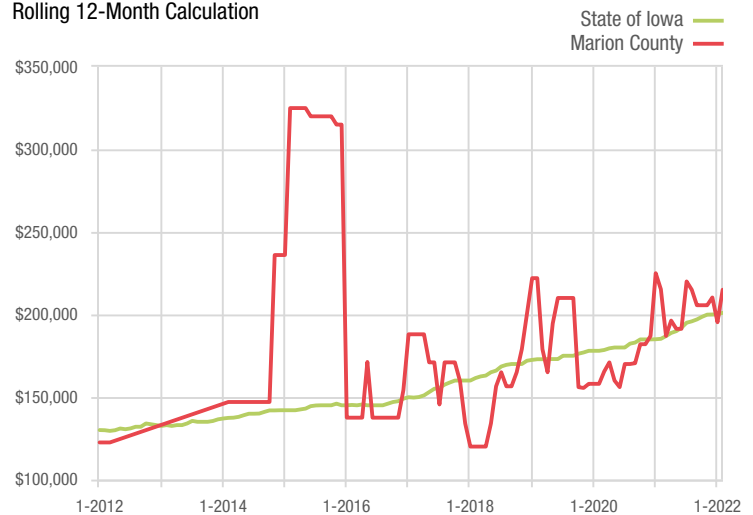
### Median Sales Price - Single-Family Detached

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.