

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

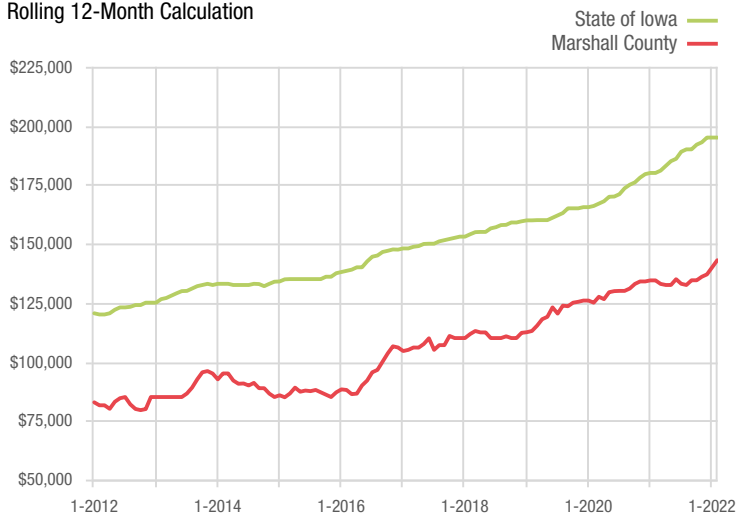
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	22	39	+ 77.3%	54	65	+ 20.4%
Pending Sales	28	45	+ 60.7%	55	59	+ 7.3%
Closed Sales	17	18	+ 5.9%	28	44	+ 57.1%
Days on Market Until Sale	49	34	- 30.6%	42	30	- 28.6%
Median Sales Price*	\$130,000	\$157,500	+ 21.2%	\$128,000	\$148,950	+ 16.4%
Average Sales Price*	\$142,876	\$161,717	+ 13.2%	\$137,091	\$161,259	+ 17.6%
Percent of List Price Received*	97.1%	96.1%	- 1.0%	97.2%	96.6%	- 0.6%
Inventory of Homes for Sale	28	35	+ 25.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	0	1	—	0	2	—
Pending Sales	0	1	—	0	1	—
Closed Sales	2	1	- 50.0%	2	3	+ 50.0%
Days on Market Until Sale	154	77	- 50.0%	154	59	- 61.7%
Median Sales Price*	\$332,332	\$165,000	- 50.4%	\$332,332	\$189,900	- 42.9%
Average Sales Price*	\$332,332	\$165,000	- 50.4%	\$332,332	\$194,967	- 41.3%
Percent of List Price Received*	106.8%	94.3%	- 11.7%	106.8%	96.7%	- 9.5%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

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

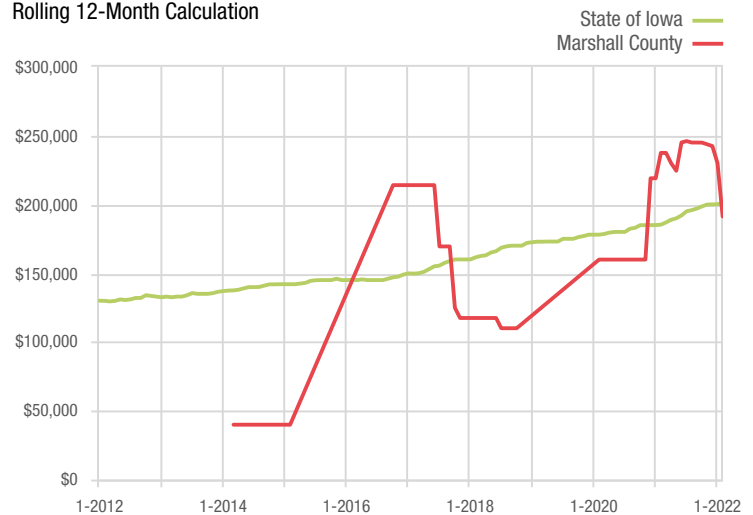
Median Sales Price - Single-Family Detached

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.