

Local Market Update – March 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

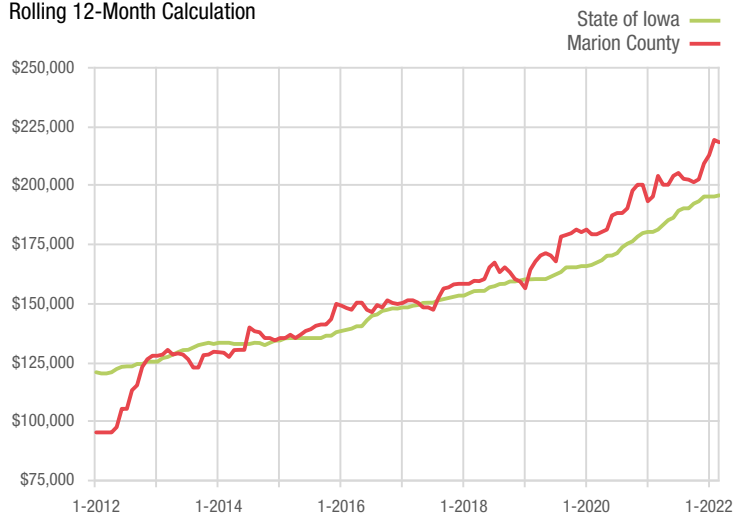
Single-Family Detached	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	50	34	- 32.0%	130	98	- 24.6%
Pending Sales	28	31	+ 10.7%	70	80	+ 14.3%
Closed Sales	28	29	+ 3.6%	81	87	+ 7.4%
Days on Market Until Sale	45	27	- 40.0%	41	28	- 31.7%
Median Sales Price*	\$230,000	\$230,000	0.0%	\$179,500	\$225,000	+ 25.3%
Average Sales Price*	\$257,814	\$251,481	- 2.5%	\$214,653	\$250,405	+ 16.7%
Percent of List Price Received*	96.0%	98.8%	+ 2.9%	95.9%	98.8%	+ 3.0%
Inventory of Homes for Sale	135	91	- 32.6%	—	—	—
Months Supply of Inventory	3.4	2.3	- 32.4%	—	—	—

Townhouse-Condo	March			Year to Date		
	2021	2022	% Change	Thru 3-2021	Thru 3-2022	% Change
New Listings	4	0	- 100.0%	5	2	- 60.0%
Pending Sales	5	2	- 60.0%	8	4	- 50.0%
Closed Sales	5	3	- 40.0%	8	5	- 37.5%
Days on Market Until Sale	91	106	+ 16.5%	64	244	+ 281.3%
Median Sales Price*	\$73,333	\$355,830	+ 385.2%	\$147,300	\$440,000	+ 198.7%
Average Sales Price*	\$104,800	\$382,429	+ 264.9%	\$151,950	\$420,457	+ 176.7%
Percent of List Price Received*	98.8%	102.2%	+ 3.4%	98.1%	101.1%	+ 3.1%
Inventory of Homes for Sale	9	0	- 100.0%	—	—	—
Months Supply of Inventory	4.8	—	—	—	—	—

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

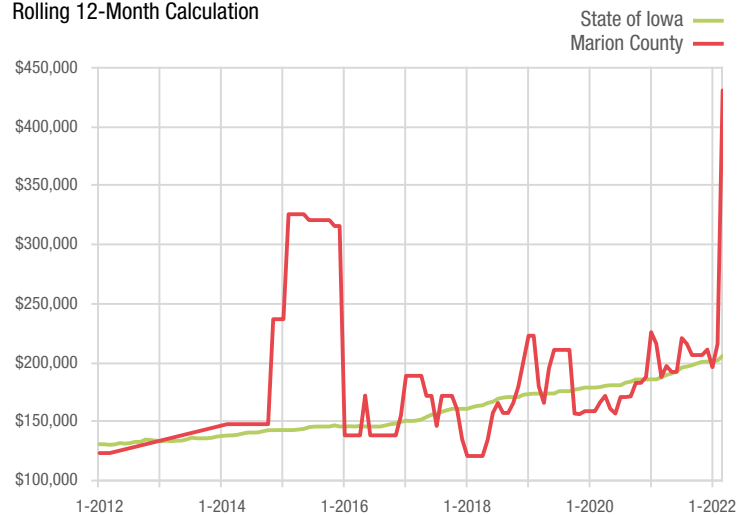
Median Sales Price - Single-Family Detached

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.