

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

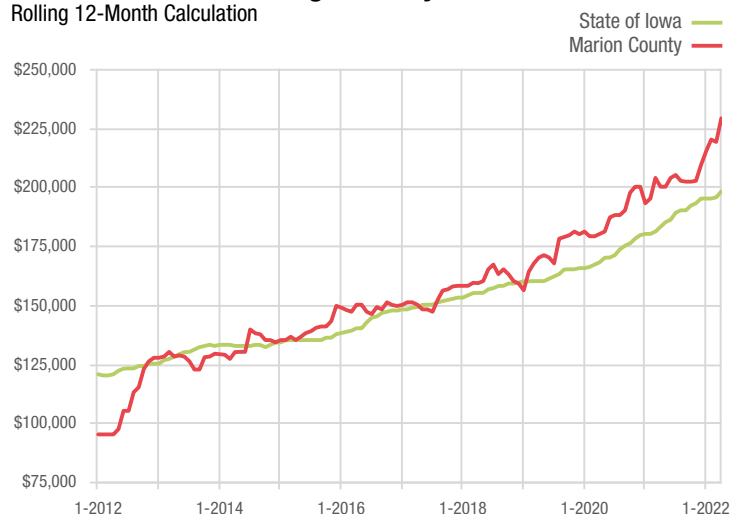
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	51	57	+ 11.8%	181	156	- 13.8%
Pending Sales	45	83	+ 84.4%	115	163	+ 41.7%
Closed Sales	40	34	- 15.0%	121	121	0.0%
Days on Market Until Sale	36	30	- 16.7%	39	29	- 25.6%
Median Sales Price*	\$190,500	\$276,500	+ 45.1%	\$185,000	\$231,500	+ 25.1%
Average Sales Price*	\$214,663	\$275,103	+ 28.2%	\$214,656	\$257,345	+ 19.9%
Percent of List Price Received*	99.0%	97.5%	- 1.5%	97.0%	98.4%	+ 1.4%
Inventory of Homes for Sale	125	63	- 49.6%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	1	—	5	3	- 40.0%
Pending Sales	0	0	0.0%	8	4	- 50.0%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	—	—	—	64	244	+ 281.3%
Median Sales Price*	—	—	—	\$147,300	\$440,000	+ 198.7%
Average Sales Price*	—	—	—	\$151,950	\$420,457	+ 176.7%
Percent of List Price Received*	—	—	—	98.1%	101.1%	+ 3.1%
Inventory of Homes for Sale	9	1	- 88.9%	—	—	—
Months Supply of Inventory	4.5	0.5	- 88.9%	—	—	—

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

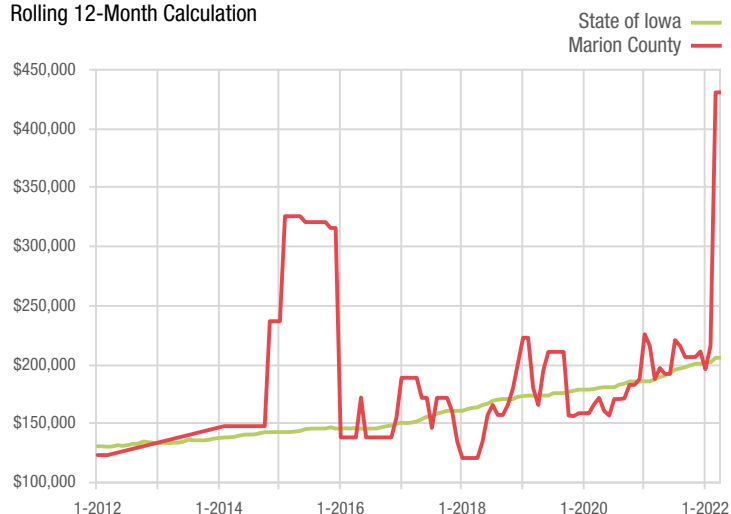
Median Sales Price - Single-Family Detached

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.