

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

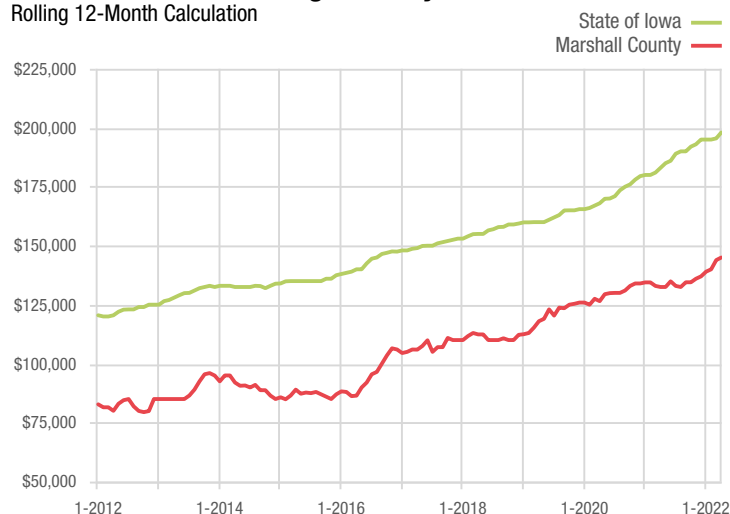
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	58	32	- 44.8%	146	142	- 2.7%
Pending Sales	48	37	- 22.9%	135	128	- 5.2%
Closed Sales	35	29	- 17.1%	98	117	+ 19.4%
Days on Market Until Sale	38	17	- 55.3%	37	25	- 32.4%
Median Sales Price*	\$110,000	\$136,900	+ 24.5%	\$120,000	\$137,950	+ 15.0%
Average Sales Price*	\$135,422	\$153,236	+ 13.2%	\$136,043	\$152,894	+ 12.4%
Percent of List Price Received*	96.2%	98.9%	+ 2.8%	96.2%	97.7%	+ 1.6%
Inventory of Homes for Sale	36	34	- 5.6%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	3	- 40.0%	6	7	+ 16.7%
Pending Sales	2	3	+ 50.0%	3	7	+ 133.3%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Days on Market Until Sale	5	0	- 100.0%	104	53	- 49.0%
Median Sales Price*	\$170,000	\$225,000	+ 32.4%	\$266,663	\$222,000	- 16.7%
Average Sales Price*	\$170,000	\$225,000	+ 32.4%	\$278,221	\$214,633	- 22.9%
Percent of List Price Received*	100.1%	90.0%	- 10.1%	104.5%	95.9%	- 8.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	3.0	0.5	- 83.3%	—	—	—

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

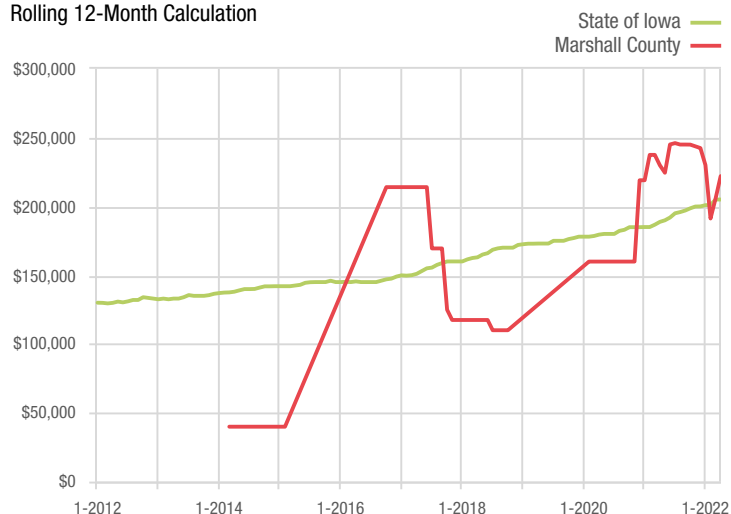
Median Sales Price - Single-Family Detached

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.