

# Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Marshall County

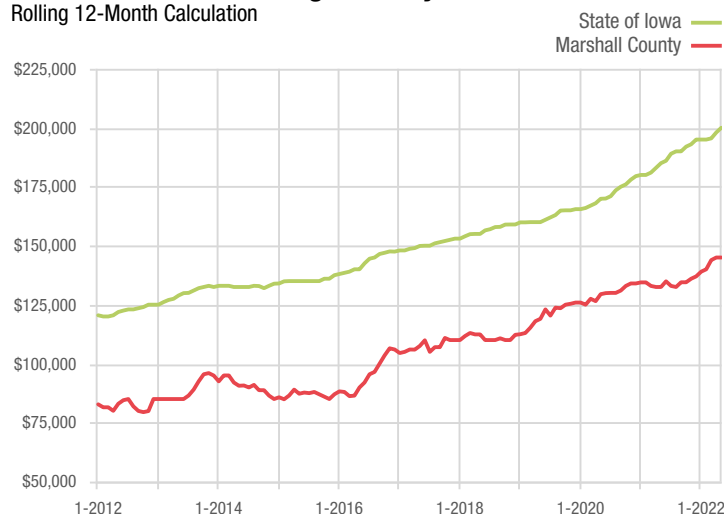
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	50	43	- 14.0%	196	185	- 5.6%
Pending Sales	46	34	- 26.1%	181	159	- 12.2%
Closed Sales	31	33	+ 6.5%	129	152	+ 17.8%
Days on Market Until Sale	20	17	- 15.0%	33	23	- 30.3%
Median Sales Price*	\$137,000	\$150,000	+ 9.5%	\$122,000	\$138,000	+ 13.1%
Average Sales Price*	\$146,777	\$162,936	+ 11.0%	\$138,623	\$154,132	+ 11.2%
Percent of List Price Received*	101.1%	97.9%	- 3.2%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	38	39	+ 2.6%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	3	0	- 100.0%	9	7	- 22.2%
Pending Sales	4	0	- 100.0%	7	7	0.0%
Closed Sales	1	3	+ 200.0%	4	9	+ 125.0%
Days on Market Until Sale	144	10	- 93.1%	114	39	- 65.8%
Median Sales Price*	\$68,000	\$189,900	+ 179.3%	\$218,332	\$219,000	+ 0.3%
Average Sales Price*	\$68,000	\$168,300	+ 147.5%	\$225,666	\$199,189	- 11.7%
Percent of List Price Received*	94.6%	100.0%	+ 5.7%	102.0%	97.3%	- 4.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

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

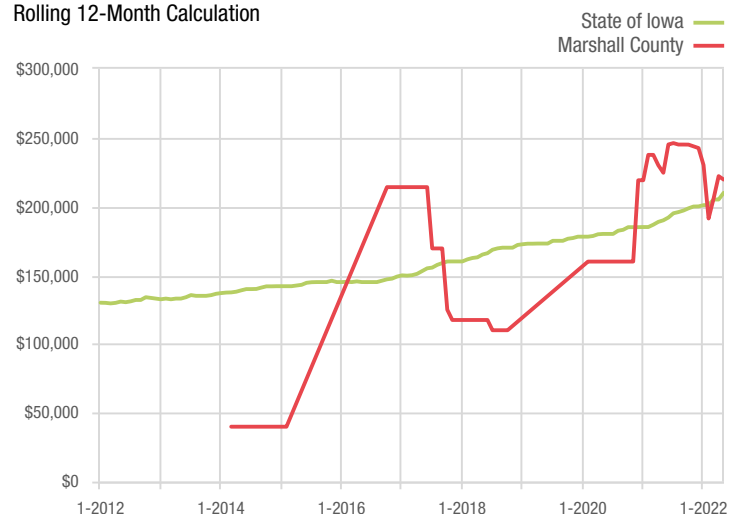
### Median Sales Price - Single-Family Detached

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.