

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

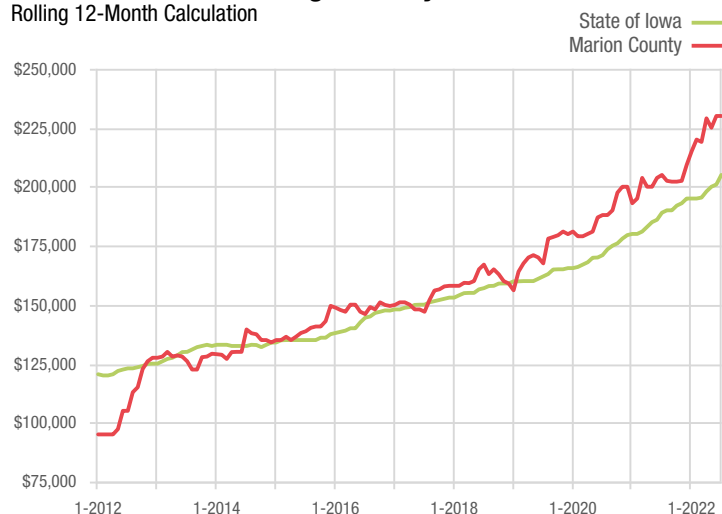
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	46	42	- 8.7%	331	327	- 1.2%
Pending Sales	47	47	0.0%	250	322	+ 28.8%
Closed Sales	47	48	+ 2.1%	248	266	+ 7.3%
Days on Market Until Sale	23	25	+ 8.7%	34	27	- 20.6%
Median Sales Price*	\$200,000	\$222,500	+ 11.3%	\$209,250	\$242,000	+ 15.7%
Average Sales Price*	\$228,986	\$257,109	+ 12.3%	\$233,789	\$266,921	+ 14.2%
Percent of List Price Received*	98.9%	100.5%	+ 1.6%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	124	59	- 52.4%	—	—	—
Months Supply of Inventory	3.1	1.3	- 58.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	2	—	6	5	- 16.7%
Pending Sales	2	0	- 100.0%	13	5	- 61.5%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Days on Market Until Sale	162	6	- 96.3%	92	204	+ 121.7%
Median Sales Price*	\$550,062	\$218,500	- 60.3%	\$210,300	\$397,915	+ 89.2%
Average Sales Price*	\$550,062	\$218,500	- 60.3%	\$242,144	\$386,798	+ 59.7%
Percent of List Price Received*	103.6%	104.0%	+ 0.4%	98.8%	101.6%	+ 2.8%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.3	0.5	- 78.3%	—	—	—

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

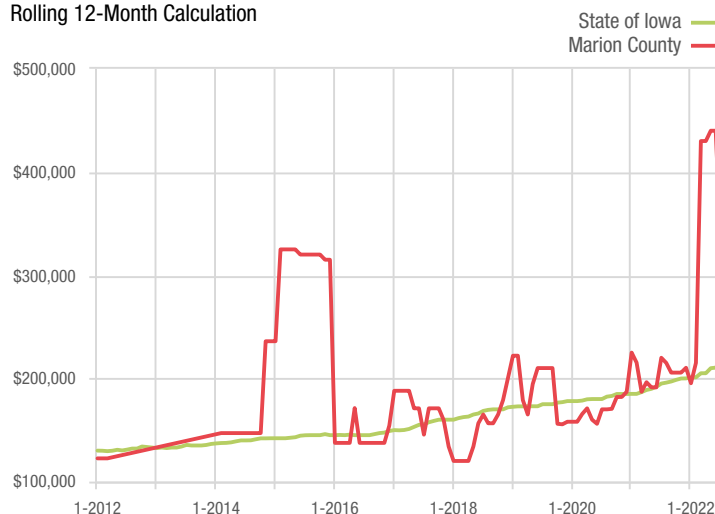
Median Sales Price - Single-Family Detached

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.