

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

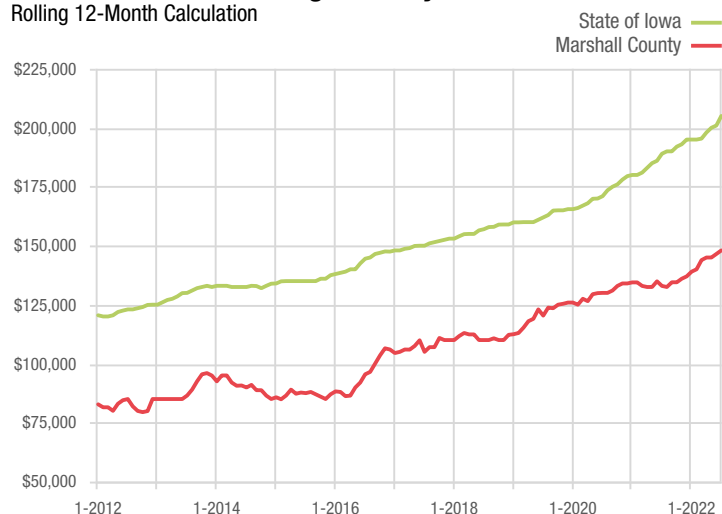
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	51	14	- 72.5%	304	251	- 17.4%
Pending Sales	54	11	- 79.6%	280	215	- 23.2%
Closed Sales	56	10	- 82.1%	230	188	- 18.3%
Days on Market Until Sale	21	27	+ 28.6%	27	23	- 14.8%
Median Sales Price*	\$126,050	\$160,450	+ 27.3%	\$126,500	\$144,900	+ 14.5%
Average Sales Price*	\$136,429	\$201,290	+ 47.5%	\$142,562	\$163,183	+ 14.5%
Percent of List Price Received*	97.6%	98.3%	+ 0.7%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	43	42	- 2.3%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	0	- 100.0%	11	11	0.0%
Pending Sales	2	0	- 100.0%	10	11	+ 10.0%
Closed Sales	3	0	- 100.0%	10	10	0.0%
Days on Market Until Sale	38	—	—	58	35	- 39.7%
Median Sales Price*	\$247,400	—	—	\$256,200	\$204,450	- 20.2%
Average Sales Price*	\$256,433	—	—	\$233,686	\$190,660	- 18.4%
Percent of List Price Received*	100.3%	—	—	100.9%	97.4%	- 3.5%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

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

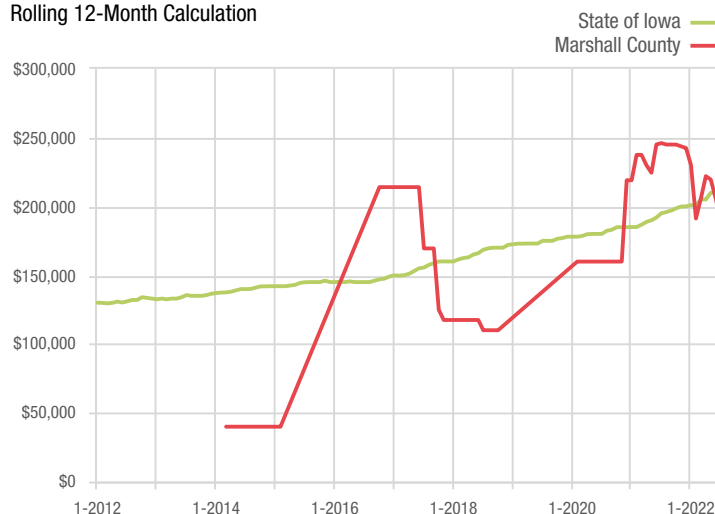
Median Sales Price - Single-Family Detached

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.