

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

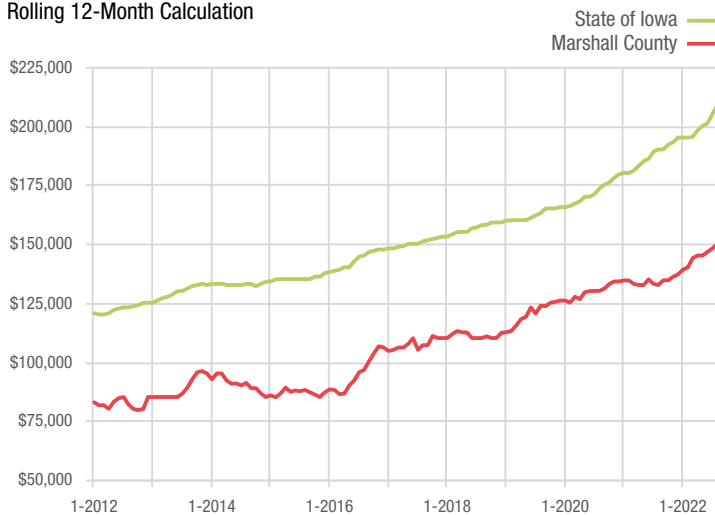
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	57	11	- 80.7%	361	263	- 27.1%
Pending Sales	48	13	- 72.9%	328	228	- 30.5%
Closed Sales	58	8	- 86.2%	288	197	- 31.6%
Days on Market Until Sale	12	12	0.0%	24	22	- 8.3%
Median Sales Price*	\$134,000	\$143,100	+ 6.8%	\$129,550	\$144,900	+ 11.8%
Average Sales Price*	\$161,135	\$170,175	+ 5.6%	\$146,302	\$163,340	+ 11.6%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	50	42	- 16.0%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	13	11	- 15.4%
Pending Sales	0	0	0.0%	10	11	+ 10.0%
Closed Sales	2	0	- 100.0%	12	10	- 16.7%
Days on Market Until Sale	36	—	—	54	35	- 35.2%
Median Sales Price*	\$217,450	—	—	\$246,150	\$204,450	- 16.9%
Average Sales Price*	\$217,450	—	—	\$230,980	\$190,660	- 17.5%
Percent of List Price Received*	100.5%	—	—	100.9%	97.4%	- 3.5%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.3	0.4	- 82.6%	—	—	—

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

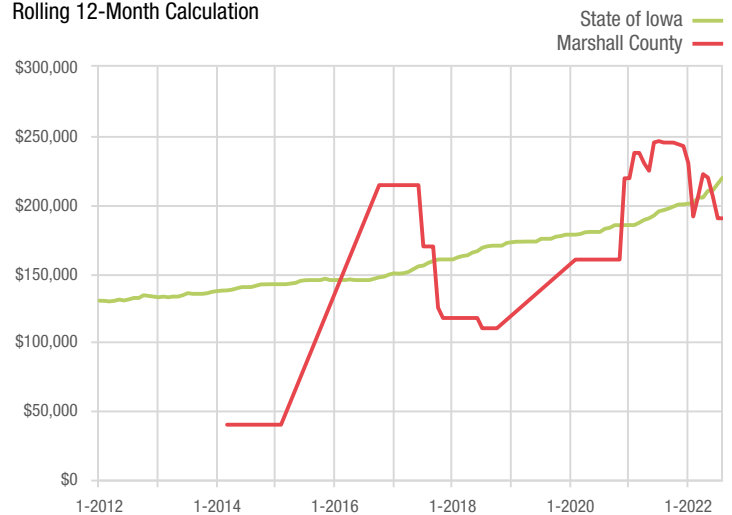
Median Sales Price - Single-Family Detached

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.