

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

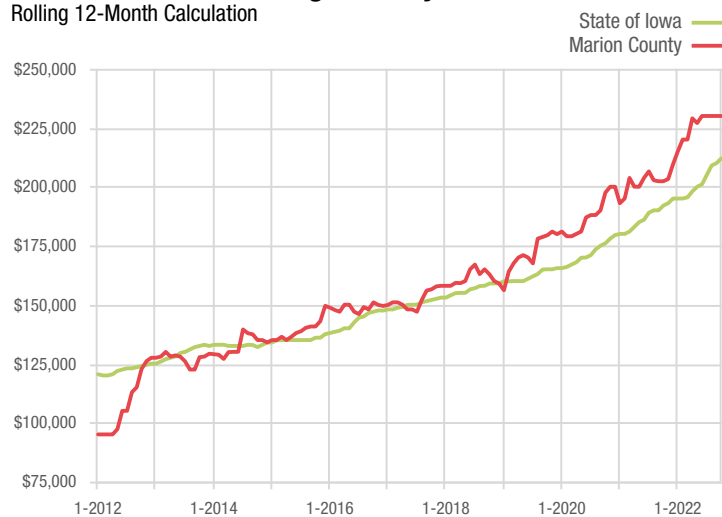
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	49	38	- 22.4%	461	437	- 5.2%
Pending Sales	48	29	- 39.6%	375	412	+ 9.9%
Closed Sales	43	29	- 32.6%	371	386	+ 4.0%
Days on Market Until Sale	24	37	+ 54.2%	29	27	- 6.9%
Median Sales Price*	\$230,000	\$219,900	- 4.4%	\$210,000	\$235,000	+ 11.9%
Average Sales Price*	\$244,487	\$255,019	+ 4.3%	\$236,932	\$266,615	+ 12.5%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	113	68	- 39.8%	—	—	—
Months Supply of Inventory	3.0	1.6	- 46.7%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	8	6	- 25.0%
Pending Sales	1	0	- 100.0%	15	7	- 53.3%
Closed Sales	0	0	0.0%	14	8	- 42.9%
Days on Market Until Sale	—	—	—	82	156	+ 90.2%
Median Sales Price*	—	—	—	\$195,300	\$287,165	+ 47.0%
Average Sales Price*	—	—	—	\$231,266	\$337,798	+ 46.1%
Percent of List Price Received*	—	—	—	98.6%	101.3%	+ 2.7%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	2.5	—	—	—	—	—

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

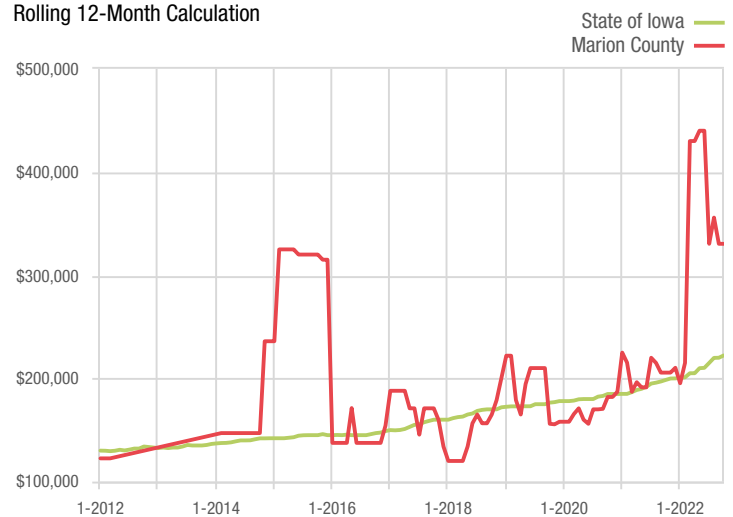
Median Sales Price - Single-Family Detached

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.