

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

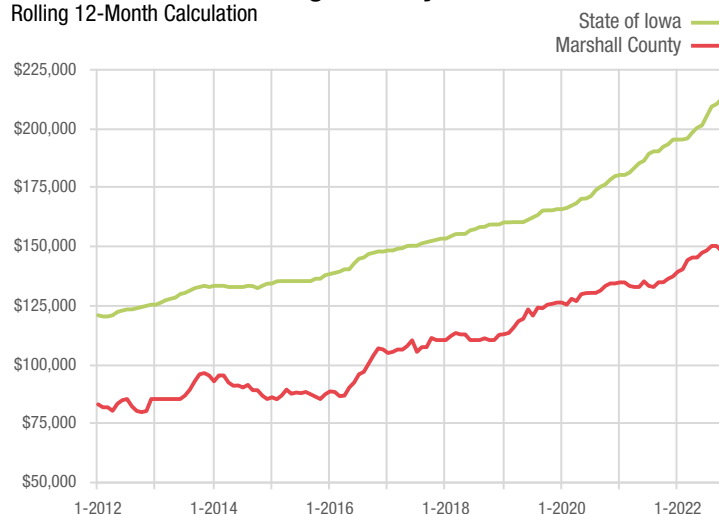
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	50	9	- 82.0%	465	281	- 39.6%
Pending Sales	53	9	- 83.0%	427	247	- 42.2%
Closed Sales	50	11	- 78.0%	379	221	- 41.7%
Days on Market Until Sale	20	36	+ 80.0%	23	23	0.0%
Median Sales Price*	\$164,950	\$160,500	- 2.7%	\$135,000	\$145,000	+ 7.4%
Average Sales Price*	\$178,782	\$191,559	+ 7.1%	\$153,138	\$166,759	+ 8.9%
Percent of List Price Received*	97.3%	96.0%	- 1.3%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	48	40	- 16.7%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	3	0	- 100.0%	17	12	- 29.4%
Pending Sales	2	0	- 100.0%	13	12	- 7.7%
Closed Sales	0	0	0.0%	12	10	- 16.7%
Days on Market Until Sale	—	—	—	54	35	- 35.2%
Median Sales Price*	—	—	—	\$246,150	\$204,450	- 16.9%
Average Sales Price*	—	—	—	\$230,980	\$190,660	- 17.5%
Percent of List Price Received*	—	—	—	100.9%	97.4%	- 3.5%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.7	0.4	- 85.2%	—	—	—

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

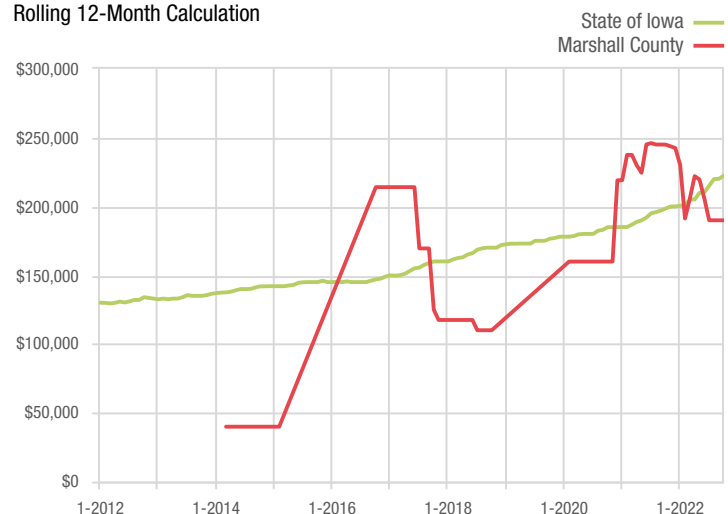
Median Sales Price - Single-Family Detached

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.