

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Marshall County

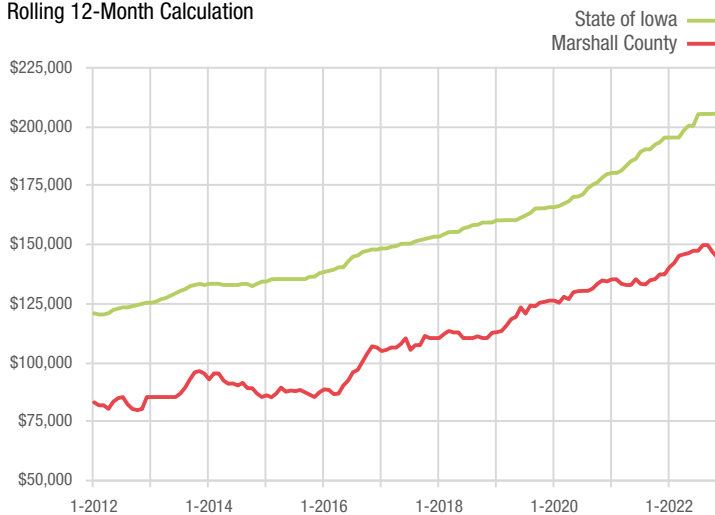
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	47	32	- 31.9%	515	484	- 6.0%
Pending Sales	44	24	- 45.5%	474	425	- 10.3%
Closed Sales	47	51	+ 8.5%	431	426	- 1.2%
Days on Market Until Sale	16	27	+ 68.8%	23	22	- 4.3%
Median Sales Price*	\$159,000	<b>\$147,000</b>	- 7.5%	\$140,000	<b>\$145,000</b>	+ 3.6%
Average Sales Price*	\$178,563	<b>\$173,046</b>	- 3.1%	\$156,265	<b>\$166,552</b>	+ 6.6%
Percent of List Price Received*	97.4%	<b>96.8%</b>	- 0.6%	98.2%	<b>97.8%</b>	- 0.4%
Inventory of Homes for Sale	46	63	+ 37.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	17	7	- 58.8%
Pending Sales	2	0	- 100.0%	14	8	- 42.9%
Closed Sales	1	1	0.0%	13	11	- 15.4%
Days on Market Until Sale	61	7	- 88.5%	55	32	- 41.8%
Median Sales Price*	\$189,500	<b>\$144,000</b>	- 24.0%	\$244,900	<b>\$189,900</b>	- 22.5%
Average Sales Price*	\$189,500	<b>\$144,000</b>	- 24.0%	\$227,789	<b>\$186,418</b>	- 18.2%
Percent of List Price Received*	99.8%	<b>100.0%</b>	+ 0.2%	100.8%	<b>97.7%</b>	- 3.1%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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

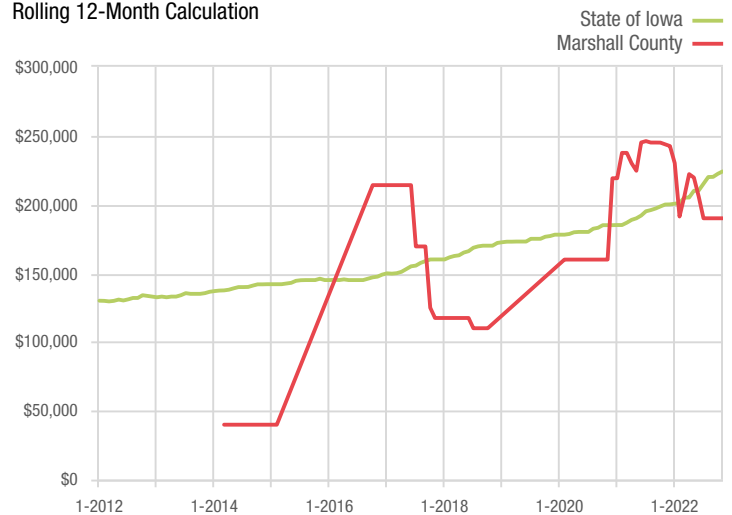
### Median Sales Price - Single-Family Detached

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.