

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

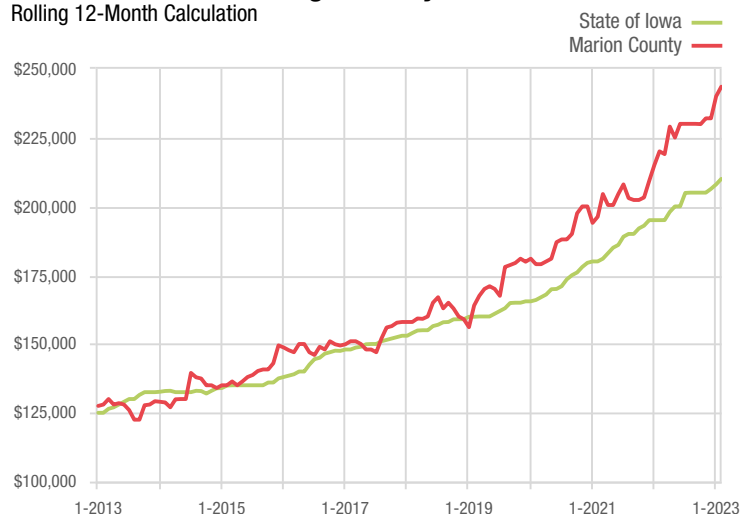
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	36	24	- 33.3%	64	52	- 18.8%
Pending Sales	21	27	+ 28.6%	49	62	+ 26.5%
Closed Sales	25	25	0.0%	58	46	- 20.7%
Days on Market Until Sale	33	62	+ 87.9%	29	54	+ 86.2%
Median Sales Price*	\$233,202	\$260,000	+ 11.5%	\$217,500	\$284,500	+ 30.8%
Average Sales Price*	\$246,938	\$303,857	+ 23.0%	\$249,867	\$324,576	+ 29.9%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	98.7%	97.6%	- 1.1%
Inventory of Homes for Sale	94	52	- 44.7%	—	—	—
Months Supply of Inventory	2.4	1.4	- 41.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	451	34	- 92.5%	451	34	- 92.5%
Median Sales Price*	\$477,500	\$465,000	- 2.6%	\$477,500	\$465,000	- 2.6%
Average Sales Price*	\$477,500	\$465,000	- 2.6%	\$477,500	\$465,000	- 2.6%
Percent of List Price Received*	99.4%	97.9%	- 1.5%	99.4%	97.9%	- 1.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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

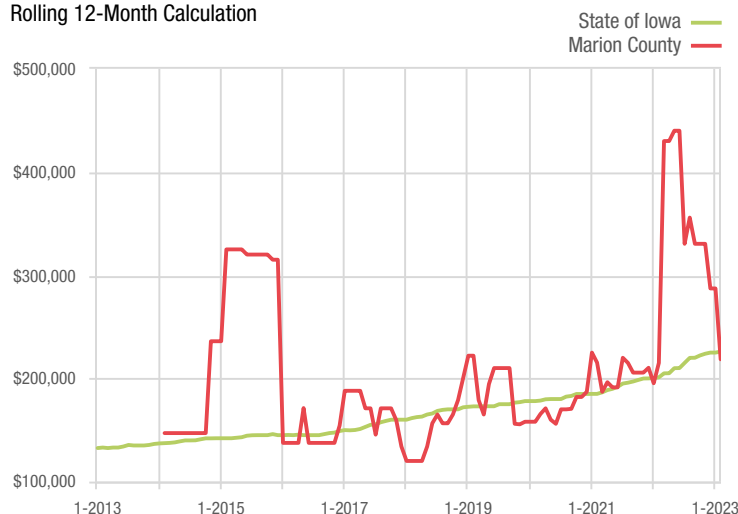
Median Sales Price - Single-Family Detached

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.