

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

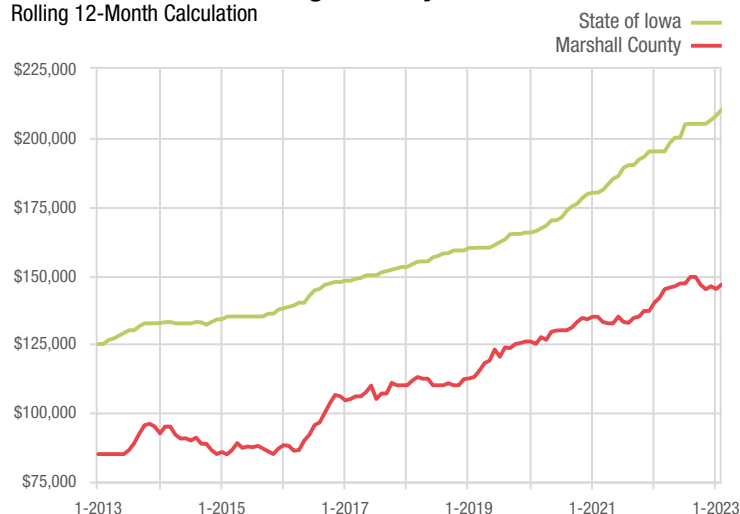
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	40	18	- 55.0%	66	40	- 39.4%
Pending Sales	39	24	- 38.5%	53	52	- 1.9%
Closed Sales	20	20	0.0%	46	41	- 10.9%
Days on Market Until Sale	32	34	+ 6.3%	29	32	+ 10.3%
Median Sales Price*	\$152,450	\$158,500	+ 4.0%	\$148,000	\$149,900	+ 1.3%
Average Sales Price*	\$157,695	\$179,188	+ 13.6%	\$159,531	\$153,145	- 4.0%
Percent of List Price Received*	96.3%	98.3%	+ 2.1%	96.7%	97.8%	+ 1.1%
Inventory of Homes for Sale	43	28	- 34.9%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	77	—	—	59	—	—
Median Sales Price*	\$165,000	—	—	\$189,900	—	—
Average Sales Price*	\$165,000	—	—	\$194,967	—	—
Percent of List Price Received*	94.3%	—	—	96.7%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

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

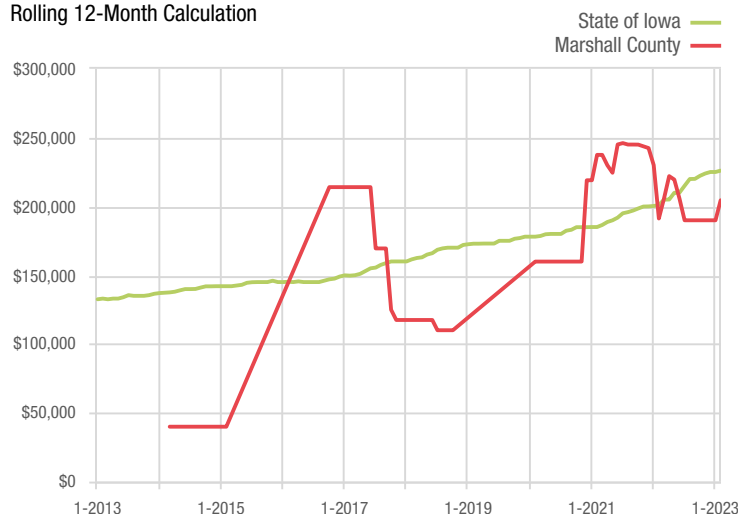
Median Sales Price - Single-Family Detached

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.