

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

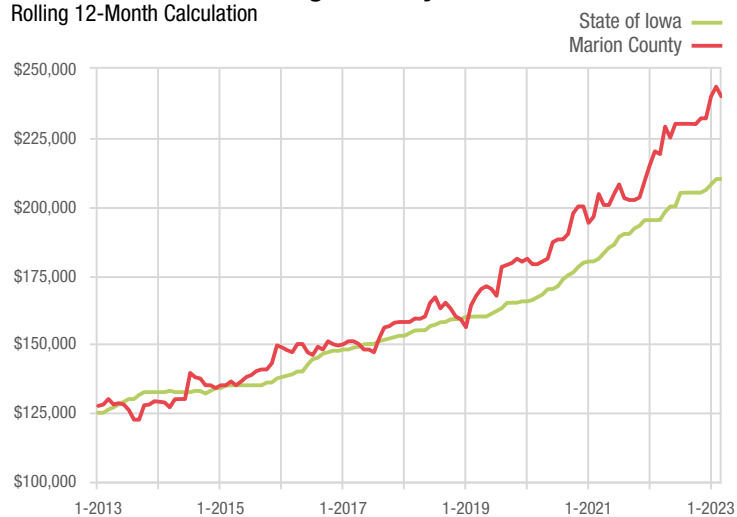
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	33	52	+ 57.6%	97	104	+ 7.2%
Pending Sales	31	55	+ 77.4%	80	116	+ 45.0%
Closed Sales	29	29	0.0%	87	75	- 13.8%
Days on Market Until Sale	27	35	+ 29.6%	28	47	+ 67.9%
Median Sales Price*	\$230,000	\$210,000	- 8.7%	\$225,000	\$249,000	+ 10.7%
Average Sales Price*	\$251,481	\$223,311	- 11.2%	\$250,405	\$285,421	+ 14.0%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	98.8%	98.0%	- 0.8%
Inventory of Homes for Sale	94	49	- 47.9%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	0	- 100.0%	5	1	- 80.0%
Days on Market Until Sale	106	—	—	244	34	- 86.1%
Median Sales Price*	\$355,830	—	—	\$440,000	\$465,000	+ 5.7%
Average Sales Price*	\$382,429	—	—	\$420,457	\$465,000	+ 10.6%
Percent of List Price Received*	102.2%	—	—	101.1%	97.9%	- 3.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

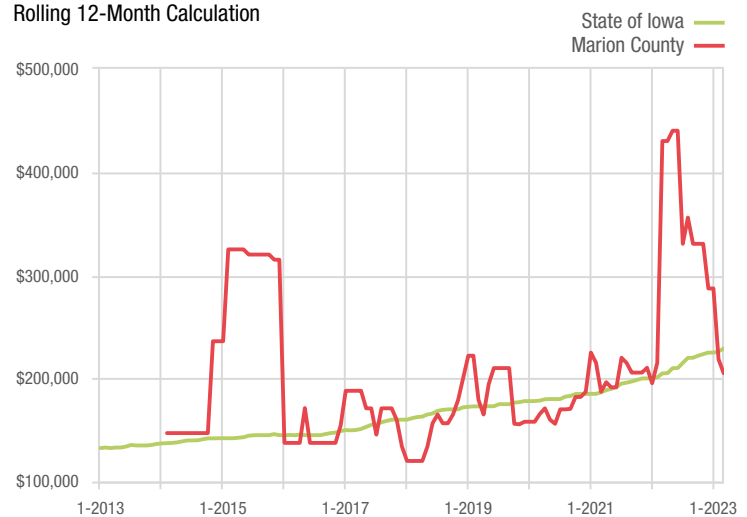
Median Sales Price - Single-Family Detached

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.