

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marshall County

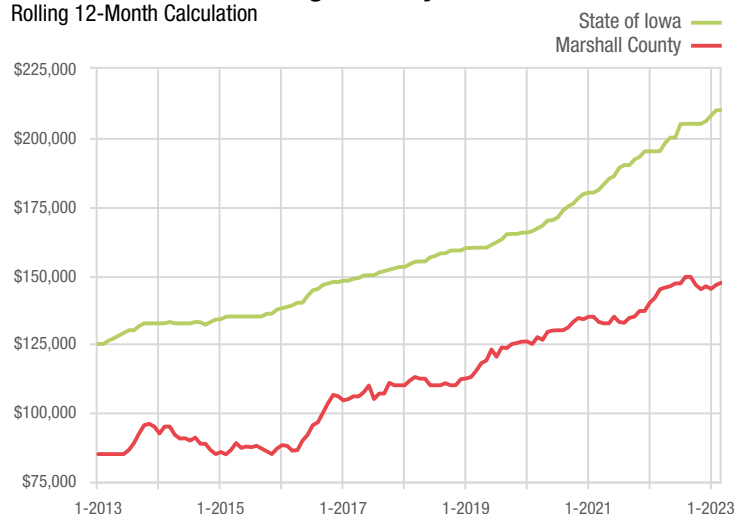
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	42	43	+ 2.4%	108	85	- 21.3%
Pending Sales	38	39	+ 2.6%	91	91	0.0%
Closed Sales	42	27	- 35.7%	88	68	- 22.7%
Days on Market Until Sale	27	51	+ 88.9%	28	40	+ 42.9%
Median Sales Price*	\$134,900	\$135,000	+ 0.1%	\$140,000	\$143,500	+ 2.5%
Average Sales Price*	\$145,206	\$163,075	+ 12.3%	\$152,780	\$157,088	+ 2.8%
Percent of List Price Received*	98.1%	95.5%	- 2.7%	97.4%	96.9%	- 0.5%
Inventory of Homes for Sale	41	32	- 22.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	2	0	- 100.0%	3	1	- 66.7%
Pending Sales	3	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	1	- 50.0%	5	1	- 80.0%
Days on Market Until Sale	70	13	- 81.4%	63	13	- 79.4%
Median Sales Price*	\$238,950	\$235,000	- 1.7%	\$219,000	\$235,000	+ 7.3%
Average Sales Price*	\$238,950	\$235,000	- 1.7%	\$212,560	\$235,000	+ 10.6%
Percent of List Price Received*	97.6%	98.5%	+ 0.9%	97.1%	98.5%	+ 1.4%
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.

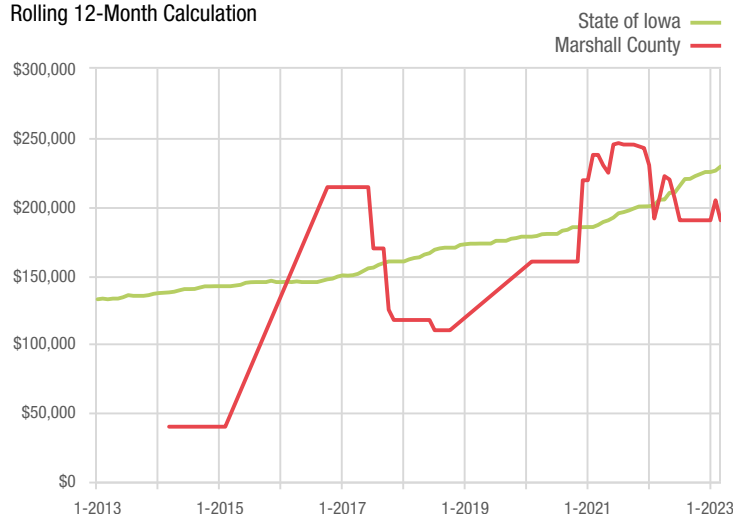
Median Sales Price - Single-Family Detached

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.