

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Marion County

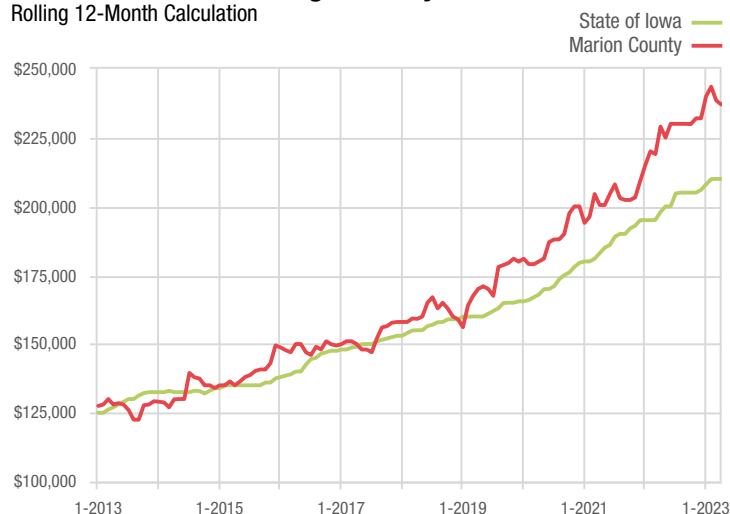
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	57	51	- 10.5%	154	155	+ 0.6%
Pending Sales	79	38	- 51.9%	159	151	- 5.0%
Closed Sales	34	37	+ 8.8%	121	113	- 6.6%
Days on Market Until Sale	30	61	+ 103.3%	29	51	+ 75.9%
Median Sales Price*	\$276,500	\$265,000	- 4.2%	\$231,500	\$255,000	+ 10.2%
Average Sales Price*	\$275,103	\$266,064	- 3.3%	\$257,345	\$277,703	+ 7.9%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	70	59	- 15.7%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	0	1	—	4	2	- 50.0%
Closed Sales	0	1	—	5	2	- 60.0%
Days on Market Until Sale	—	0	—	244	17	- 93.0%
Median Sales Price*	—	\$120,000	—	\$440,000	\$292,500	- 33.5%
Average Sales Price*	—	\$120,000	—	\$420,457	\$292,500	- 30.4%
Percent of List Price Received*	—	100.0%	—	101.1%	98.9%	- 2.2%
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.

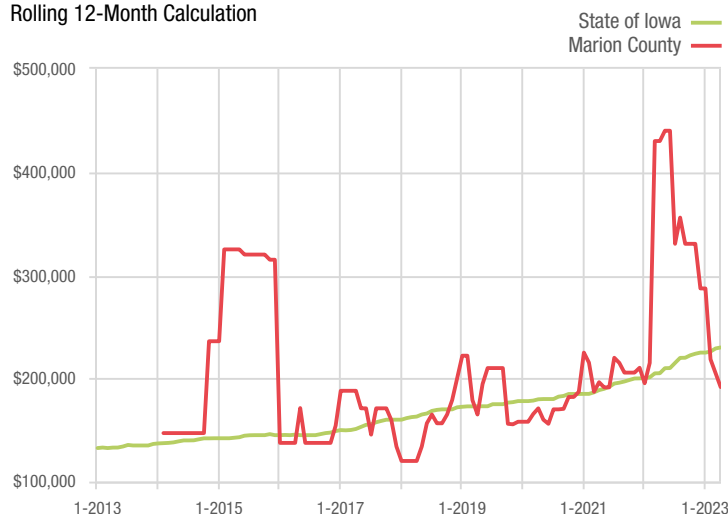
Median Sales Price - Single-Family Detached

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.